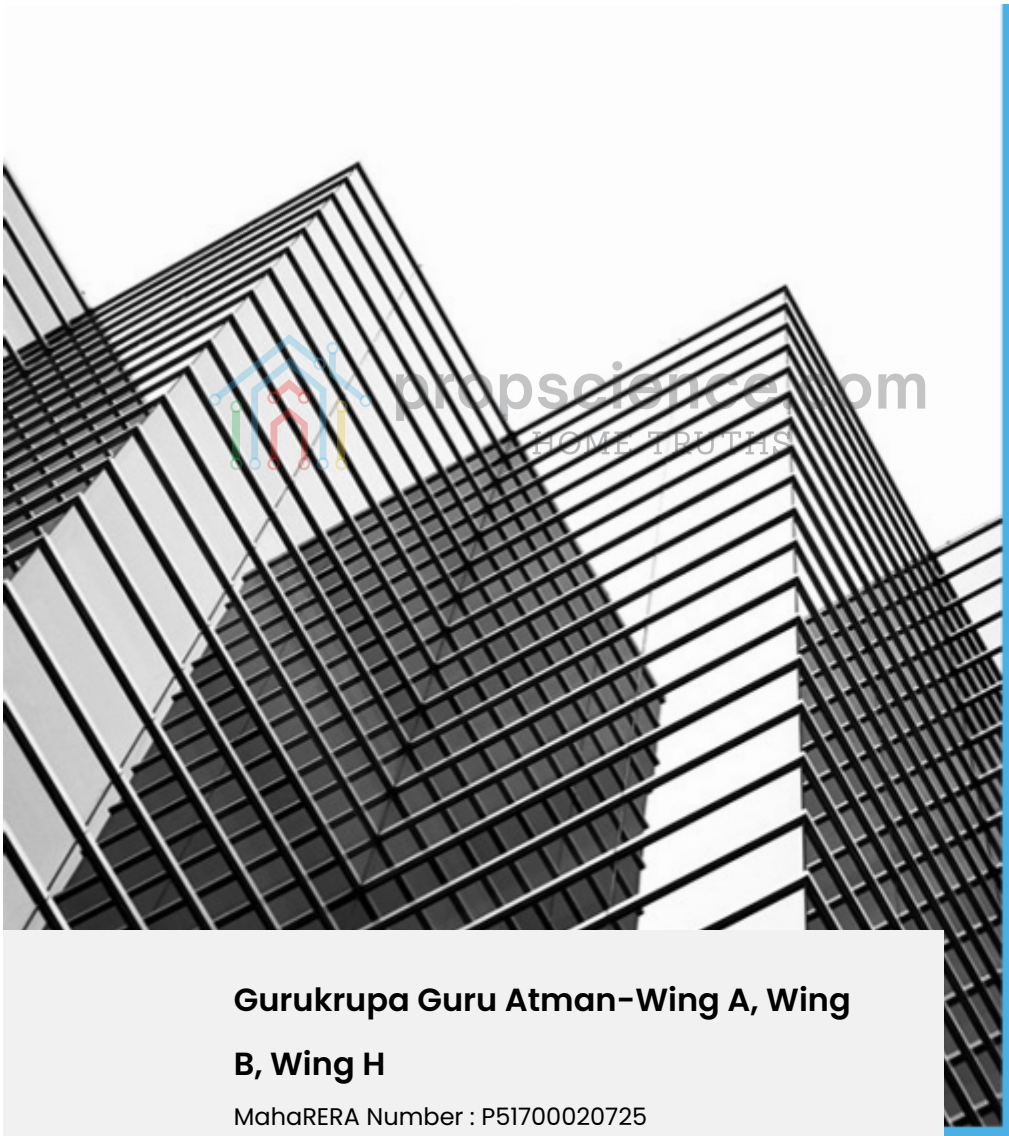
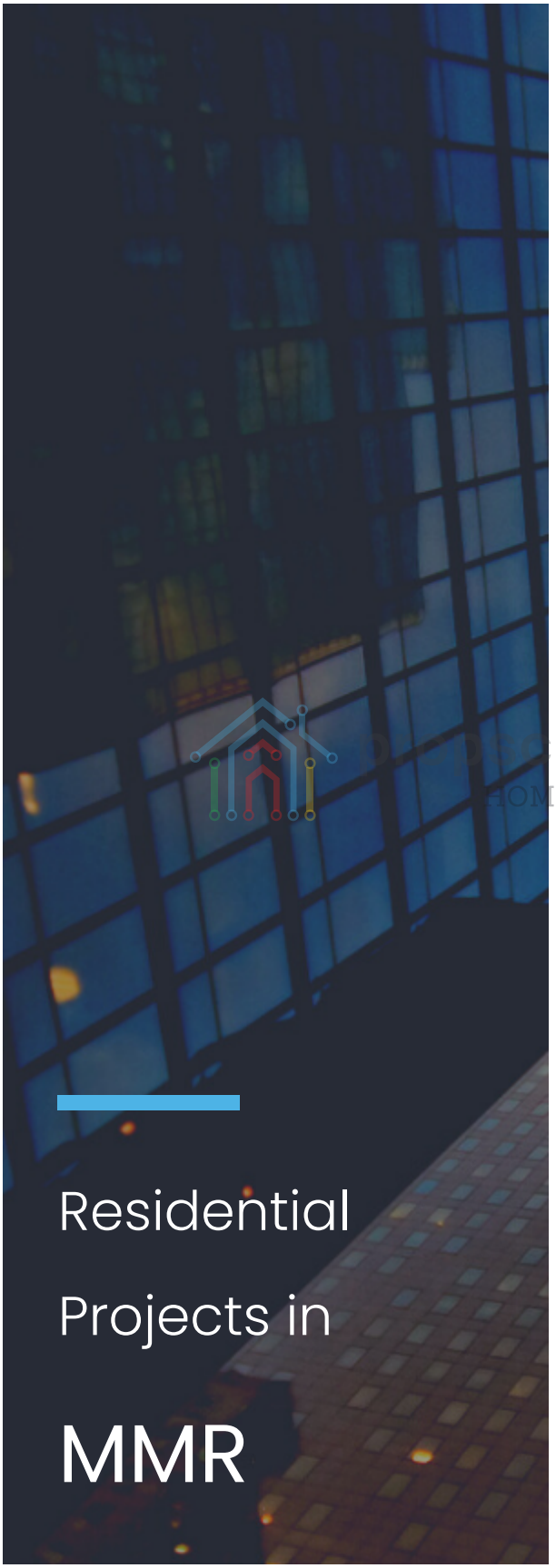
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PROP REPORT



Gurukrupa Guru Atman-Wing A, Wing B, Wing H

MahaRERA Number : P51700020725



Residential Projects in MMR

WE HELP YOU MAKE THE INVESTMENT

Propscience is India's first direct to customer research-driven real estate portal specializing in residential real estate. We are not backed or associated with any builder, bank, or broking firm, nor do we offer any property management services. We are an unbiased entity focused solely on providing accurate and frequently updated information to prospective homebuyers and homeowners of under-construction properties in MMR.

We offer homebuyers and new home owners detailed information across 450+ data points along with several decision-making tools to help them make the best assessment of their prospective investment. At present we have over 2000 projects visible on our site, spread across MMR, catering to varied ticket sizes.

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GURUKRUPA GURU
ATMAN-WING A, WING B,
WING H

LOCATION

The project is in Kalyan West. Kalyan Dombivli is a twin city, that is part of the Mumbai Metropolitan Region. Located in the western half of Maharashtra, it is one of the largest cities of the state with a population of 12.46 lac people spread across 27 villages as per the 2011 census. Dombivli Kalyan has been included the government of India's smart city plan for the state. The area has good connectivity with over 10lac commuters traveling to neighbouring cities and towns every day. Several renowned builders are building large self-sustaining townships in the area opening plenty affordable housing options for locals as well as residents of neighbouring localities. The real estate prices remain attractive, making it a popular option for young families. Some drawbacks of the area include lack of open or recreational green spaces, poor sewer systems, and lack of super-specialty hospitals.

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HOME TRUTHS

Post Office	Police Station	Municipal Ward
Kalyan City	NA	Ward B

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 66 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Terminal Building **55.6 Km**
- Chhatrapati Shivaji Maharaj International Airport **45 Km**
- Anupam Nagar Bus Stop **1 Km**
- Kalyan Raliway Station **3.6 Km**
- MH MSH 2, Syndicate **1.3 Km**
- Ayush Hospital **2.8 Km**
- Brighton World School **600 Mtrs**
- Metro Junction Mall **5.9 Km**
- D Mart **3.5 Km**

GURUKRUPA GURU ATMAN-WING A, WING B, WING H

LAND & APPROVALS

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HOME TRUTHS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
August 2022	NA	1

GURUKRUPA GURU ATMAN-WING A, WING B, WING H

BUILDER & CONSULTANTS

Over the years, from studio apartments, executive flats to premium family homes, the Gurukrupa Group has developed a reputation for building only quality structures. Their futuristic residential townships, shopping malls, commercial spaces & massive lifestyle communities graced some of the prime locations of Mumbai. By garnering a hands-on experience in real estate in the past 25 years they have been able to develop over 20 lakh sq. ft. of land for residential & commercial projects consisting of luxurious townships, modernise homes, advance commercial complexes, shopping centres & much more. The company endeavours to erect 3-5 lakh sq. ft. of aesthetic residential communities every year.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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HOME TRUTHS

GURUKRUPA GURU ATMAN-WING A, WING B, WING H

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2022	6181 Sqmt	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Senior Citizen Zone
Business & Hospitality	Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Landscaped Gardens,Water Storage

GURUKRUPA GURU ATMAN-WING A, WING B, WING H

BUILDING LAYOUT

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HOME TRUTHS

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	3	22	5	2 BHK,3 BHK	110
Wing B	3	22	5	2 BHK,3 BHK	110
Wing H	1	7	4	1 BHK,2 BHK	28

First Habitable Floor	2nd

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility,Boom Barriers,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Goods Lift

GURUKRUPA GURU ATMAN-WING A, WING B, WING H

FLAT INTERIORS

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HOME TRUTHS

Configuration	RERA Carpet Range
2 BHK	424.2 - 657 sqft
3 BHK	817.7 - 866.2 sqft
2 BHK	629.6 - 657 sqft
3 BHK	817.7 - 879.6 sqft
1 BHK	485.38 - 514.76 sqft
2 BHK	641.19 - 675.84 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

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HOME TRUTHS

GURUKRUPA GURU ATMAN-WING A, WING B, WING H

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price

2 BHK	INR 9654.52	INR 4100000	INR 4560000 to 7060000
3 BHK	INR 9661.24	INR 7900000	INR 8780000 to 9630000
1 BHK	INR 9664.26	INR 4691000	INR 4925550 to 5223750

Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
5%	6%	INR 30000

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HOME TRUTHS

Floor Rise	Parking Charges	Other Charges
NA	NA	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	DHFL Bank,HDFC Bank,SBI Bank

Transaction History

Details of some of the latest transactions can be viewed in Annexure A.

GURUKRUPA GURU ATMAN-WING A, WING B, WING H

PROJECT PROPSCORE

Propscience uses a unique and highly proprietary algorithm to arrive at Propscores for every project it covers. This score is calculated out of 100 points. Through our detailed research we gather over 500 data points of information about each project. These data points are broken down into categories (mentioned below). An individual score is arrived at for each category and then a combined project Propscore is given. The purpose of the Propscore is to help you evaluate the distinct value you can hope to derive from each aspect of the project.

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Category	Score
Place	55
Connectivity	73
Infrastructure	64
Local Environment	100
Land & Approvals	50
Project	58
People	46

Amenities	48
Building	67
Layout	55
Interiors	55
Pricing	40
Total	**59/100**

GURUKRUPA GURU ATMAN-WING A, WING B, WING H

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HOME TRUTHS

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