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# PROP REPORT



**Gurukrupa Ugam**

MahaRERA Number : P51800025930



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.

## LOCATION

The project is in Ghatkopar (East). Ghatkopar is a suburb in eastern Mumbai. The area is served by the railway station on the Central Line of the Mumbai Suburban Railway and the metro station on Line 1 of the Mumbai Metro. Ghatkopar East is a suburb residential locality in Eastern Mumbai primarily having multi-storey mid and luxury segment residential developments.

Post Office	Police Station	Municipal Ward
Pant Nagar	NA	Ward N

### Neighborhood & Surroundings



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The locality is prone to traffic jams during rush hour. The air pollution levels are 44 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **6.4 Km**
- Ghatkopar Bus Depot **1.0 Km**
- Vivo Ghatkopar Metro Station **1.0 Km**
- Ghatkopar Railway Station **2.2 Km**
- Ghatkopar Link Road **1.3 Km**
- Parakh Hospital **1.9 Km**
- P G Garodia School (ICSE) School **1.8 Km**
- R Odeon Mall **1.3 Km**
- Ghelani Super Market **1.1 Km**

## LAND & APPROVALS

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

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## BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2022	0.234 Acre	1 BHK,2 BHK

## Project Amenities

<b>Sports</b>	Jogging Track,Kids Play Area,Gymnasium
<b>Leisure</b>	Mini Theatre,Yoga Room / Zone,Senior Citizen Zone
<b>Business &amp; Hospitality</b>	Sky Lounge / Bar
<b>Eco Friendly Features</b>	Landscaped Gardens,Water Storage,STP Plant

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## BUILDING LAYOUT



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Tower Name	Number of Lifts	Total Floors	HOME TRUTHS		Dwelling Units
			Flats per Floor	Configurations	
Gurukrupa Ugam-Wing A	2	16	4	1 BHK,2 BHK	64
Gurukrupa Ugam-Wing B	2	16	4	1 BHK,2 BHK	64
<b>First Habitable Floor</b>				1st floor	

## Services & Safety

- **Security** : NA
- **Fire Safety** : Sprinkler System
- **Sanitation** : The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	414 - 420 sqft
2 BHK	580 sqft
1 BHK	414 - 420 sqft
2 BHK	580 sqft
<b>Floor To Ceiling Height</b>	Greater than 10 feet
<b>Views Available</b>	Road View / No View

<b>Flooring</b>	Vitrified Tiles, Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Kitchen Platform, Stainless Steel Sink, Concealed copper wiring, Electrical Sockets / Switch Boards
<b>Finishing</b>	NA
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

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Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 25000	INR 10350000	INR 11665000 to 11830000
2 BHK	INR 25000	INR 14500000	INR 16330000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
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5%	5%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 1000000	INR 250000 350000

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
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<b>Payment Plan</b>	Construction Linked Payment
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<b>Bank Approved Loans</b>	Bank of Baroda,HDFC Bank,LIC Housing Finance Ltd,Tata Capital
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### Transaction History

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

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## 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.

Category	Score
Place	55
Connectivity	83
Infrastructure	86
Local Environment	80
Land & Approvals	30
Project	71
People	39
Amenities	48
Building	67
Layout	55
Interiors	55
Pricing	50
Total	60/100



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