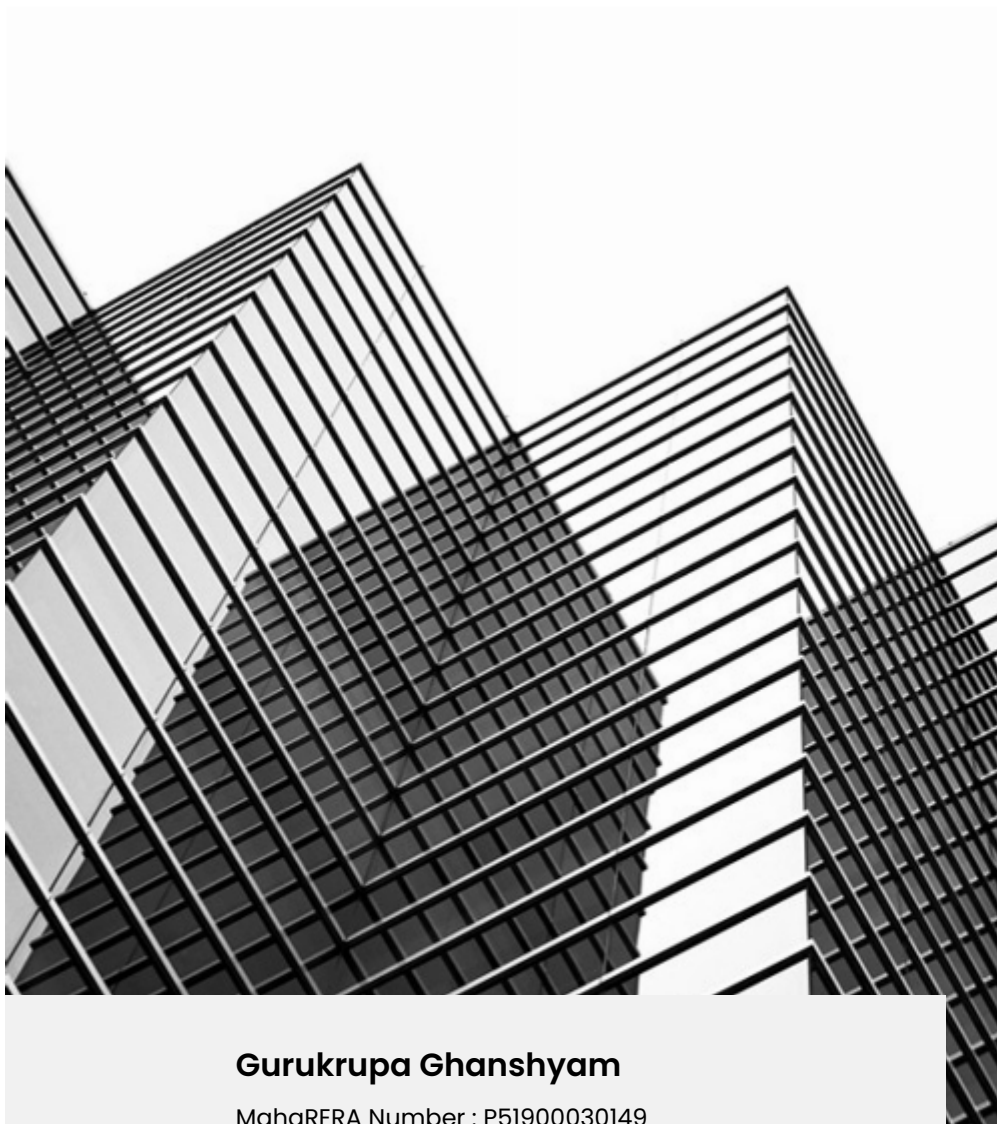


propscience.com

# PROP REPORT



**Gurukrupa Ghanshyam**

MahaRERA Number : P51900030149



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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

The locality is prone to traffic jams during rush hour. The air pollution levels are 8 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **6.9 Km**
- Pant Nagar Police station Bus Stop **800 Mtrs**
- Vivo Ghatkopar Metro station **800 Mtrs**
- Ghatkopar Railway Station **800 Mtrs**
- Highway suvidha, Mumbai - Agra National Hwy, Godrej Mangroves Area, Mankur, Mumbai, Maharashtra 400075 **3.0 Km**
- Khus-Hal Hospital **750 Mtrs**
- Universal MSG-SGKM College of Arts, Science & Commerce, **1.7 Km**
- R Odeon Mall **1.0 Km**
- D-Mart **3.0 Km**

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## LAND & APPROVALS

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

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## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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## PROJECT & AMENITIES

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Time Line	Size	Typography
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Completed on 31st December, 2023

0.50 Acre

1 BHK,2 BHK

## Project Amenities

<b>Sports</b>	Badminton Court,Cricket Pitch,Jogging Track,Kids Play Area
<b>Leisure</b>	Amphitheatre,Yoga Room / Zone,Senior Citizen Zone
<b>Business &amp; Hospitality</b>	Party Lawn,Sky Lounge / Bar
<b>Eco Friendly Features</b>	Rain Water Harvesting,Landscaped Gardens,STP Plant

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Gurukrupa Ghanshyam Wing 1	2	16	4	1 BHK	64

Gurukrupa Ghanshyam Wing 1	2	16	4	1 BHK	64
Gurukrupa Ghanshyam Wing 1	2	16	4	2 BHK	64
Gurukrupa Ghanshyam Wing 2	2	16	5	1 BHK	80
Gurukrupa Ghanshyam Wing 2	2	16	5	1 BHK	80
Gurukrupa Ghanshyam Wing 2	2	16	5	2 BHK	80
<b>First Habitable Floor</b>				1st Floor	

## Services & Safety

- **Security** : Security System / CCTV, Intercom Facility, Video Door Phone
- **Fire Safety** : NA
- **Sanitation** : The surrounding area is clean. No presence of nallas / slums / gutters / sewers
- **Vertical Transportation** : NA

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	423 sqft
1 BHK	470 sqft
2 BHK	650 sqft
1 BHK	423 sqft
1 BHK	470 sqft
2 BHK	650 sqft

Floor To Ceiling Height	Less than 9 feet
Views Available	Road View / No View

Flooring	NA
Joinery, Fittings & Fixtures	NA
Finishing	NA

<b>HVAC Service</b>	Centralized Air Conditioning System
<b>Technology</b>	NA
<b>White Goods</b>	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 15000000 to 16666200
2 BHK	--	--	INR 17100000

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

GST	Stamp Duty	Registration
5%	5%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 1000000	NA



<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	IDBI Bank

### Transaction History

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

<b>Infrastructure</b>	86
<b>Local Environment</b>	80
<b>Land &amp; Approvals</b>	36
<b>Project</b>	68
<b>People</b>	39
<b>Amenities</b>	54
<b>Building</b>	67
<b>Layout</b>	38
<b>Interiors</b>	30
<b>Pricing</b>	40
<b>Total</b>	<b>56/100</b>

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