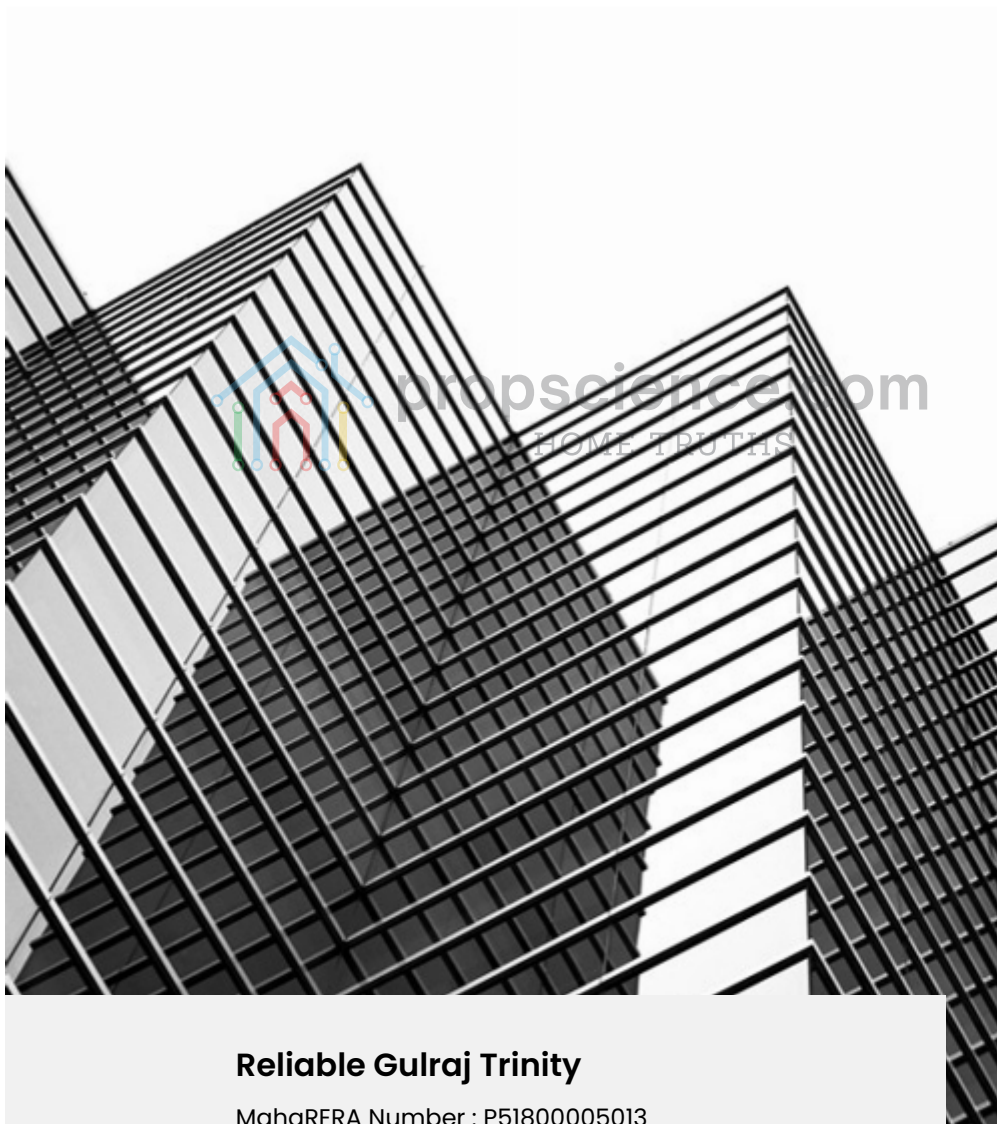


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PROP REPORT



Reliable Gulraj Trinity

MahaRERA Number : P51800005013



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 Goregaon (West). Goregaon is a suburb of Mumbai city, in the Mumbai Suburban district. It has a railway station on the Mumbai suburban railway on the Western Line. Goregaon bounds Sanjay Gandhi National Park from the south-western side and is home to the Conservation Education Centre (CEC) run by the Bombay Natural History Society. The area is home to a diverse flora and fauna. Unnat Nagar lii , Sane Guruji Nagar , Kala Galli , Mitha Nagar , Manav Kalyan Tower Chs are the nearby Localities to Goregaon West.

Post Office	Police Station	Municipal Ward
NA	NA	NA



Neighborhood & Surroundings

Connectivity & Infrastructure

- Goregaon Railway Station **1.8 Km**
- Kokilaben Dhirubhai Ambani Hospital **3.2 Km**
- Inorbit Mall **1.3 Km**

LAND & APPROVALS

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

RELIABLE GULRAJ TRINITY

BUILDER & CONSULTANTS

Sunteck Realty Limited is a Mumbai based real estate and construction company founded by Kamal Khetan. The company is engaged in the construction, development and management of residential and commercial properties. The company is known for its luxury residential properties classified under different brands: Signature and Signia for luxury properties and City for mid segment properties. In March 2009, it partnered with Oman-based WJ Towell Group and Piramal Group and established a 51:49 joint venture with Bank of Muscat to develop real estate projects in Oman. The company received the Luxury Pole Project of the Year in 2017 and the NDTV Real Estate Award for Signature Island in 2016. The company was listed as a Fortune Next 500 company of the year. 2017, 2018, 2019 and 2020.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

RELIABLE GULRAJ TRINITY

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2020	2.01 Acre	2 BHK,3 BHK

Project Amenities

Sports	Gymnasium
Leisure	Pet Friendly
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation

RELIABLE GULRAJ TRINITY



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HOME TRUTHS

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower A	2	19	4	2 BHK,3 BHK	76
Tower B	2	19	4	2 BHK,3 BHK	76
First Habitable Floor					NA

Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

RELIABLE GULRAJ TRINITY

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	712 sqft
3 BHK	923 sqft
2 BHK	712 sqft
3 BHK	923 sqft
Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	NA

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COMMERCIALS  propscience.com
HOME TRUTHS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 19101.12	--	INR 13600000
3 BHK	INR 19826.65	--	INR 18300000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000

Floor Rise	Parking Charges	Other Charges
NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd

Transaction History

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

RELIABLE GULRAJ TRINITY

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	33
Infrastructure	32
Local Environment	30
Land & Approvals	50
Project	73
People	56
 Amenities	30
Building	53
Layout	45
Interiors	30
Pricing	30
Total	43/100

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HOME TRUTHS

Disclaimer

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HOME TRUTHS