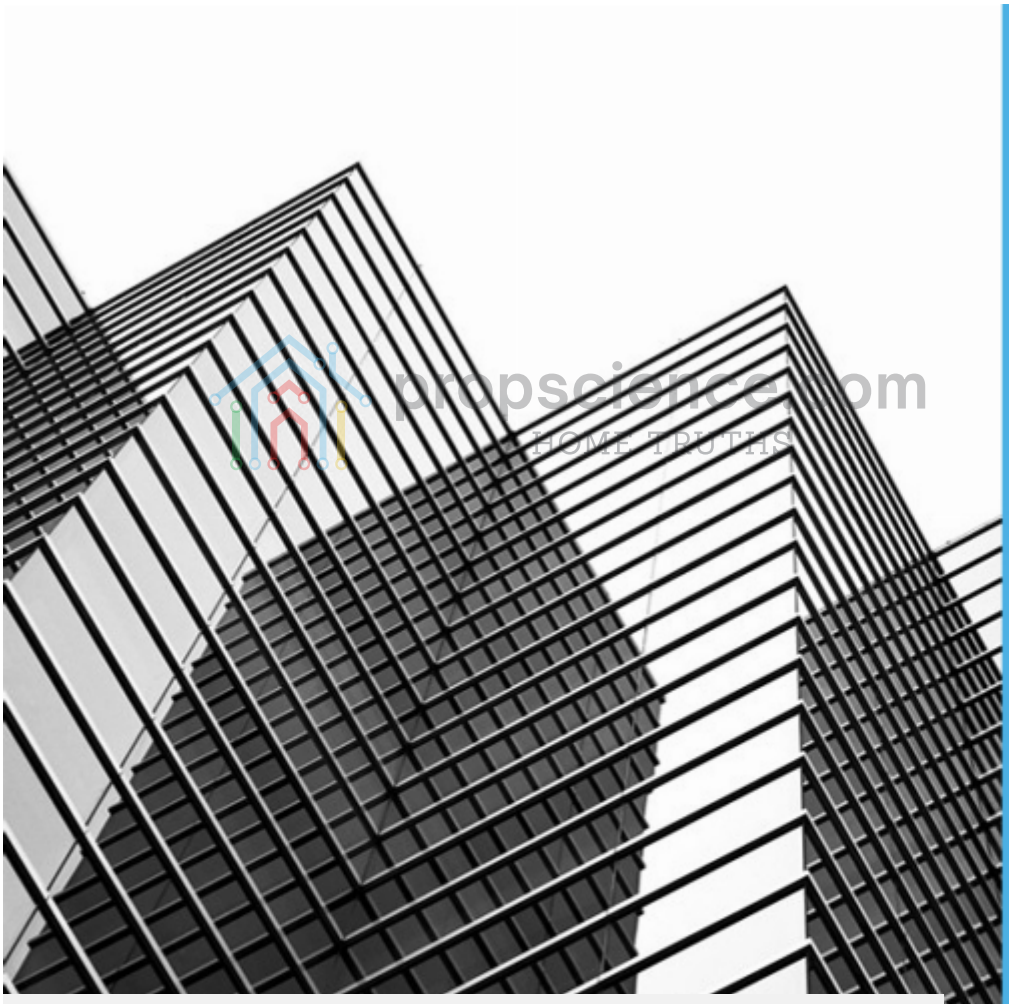
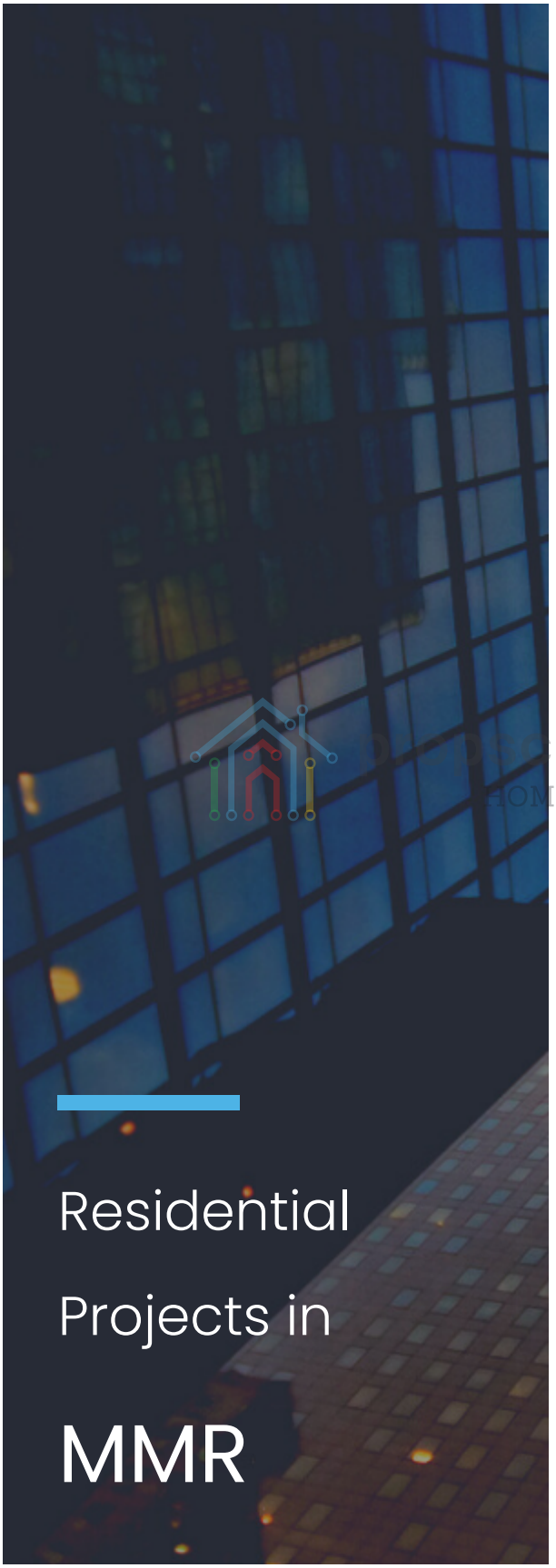
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PROP REPORT



Jyoti Sukriti

MahaRERA Number : P51800006438



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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LOCATION

The project is in Goregaon (East). 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. Ram Nagar Jjc , Film City Complex , Igidr , Aarey Colony , Jai Bhim Nagar are the nearby Localities to Goregaon East.

Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

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HOME TRUTHS

Connectivity & Infrastructure

- Goregaon Railway Station **2.3 Km**
- Suchak Hospital **2 Km**
- Adarsh Vidya Mandir **1.8 Km**
- Oberoi Mall **0.9 Km**

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LAND & APPROVALS

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

NA	5	NA

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BUILDER & CONSULTANTS

Builder Profile

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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HOME TRUTHS

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2020	3.38 Acre	2 BHK,3 BHK

Project Amenities

Sports	Badminton Court,Cricket Pitch,Tennis Court,Swimming Pool,Kids Play Area,Gymnasium

Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

JYOTI SUKRITI

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	2	20	4	2 BHK,3 BHK	80
Wing B	2	20	4	2 BHK,3 BHK	80
First Habitable Floor				NA	

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HOME TRUTHS

Services & Safety

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

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	784 sqft
3 BHK	892 sqft
2 BHK	784 sqft
3 BHK	892 sqft

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HOME TRUTHS

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

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 25510.2	--	INR 20000000
3 BHK	INR 28026.91	--	INR 25000000

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

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HOME TRUTHS

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,HDFC Bank,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

JYOTI SUKRITI

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	48
Connectivity	33
Infrastructure	60
Local Environment	30

Land & Approvals	56
Project	70
People	39
Amenities	50
Building	53
Layout	45
Interiors	30
Pricing	30
Total	**45/100**

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JYOTI SUKRITI

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