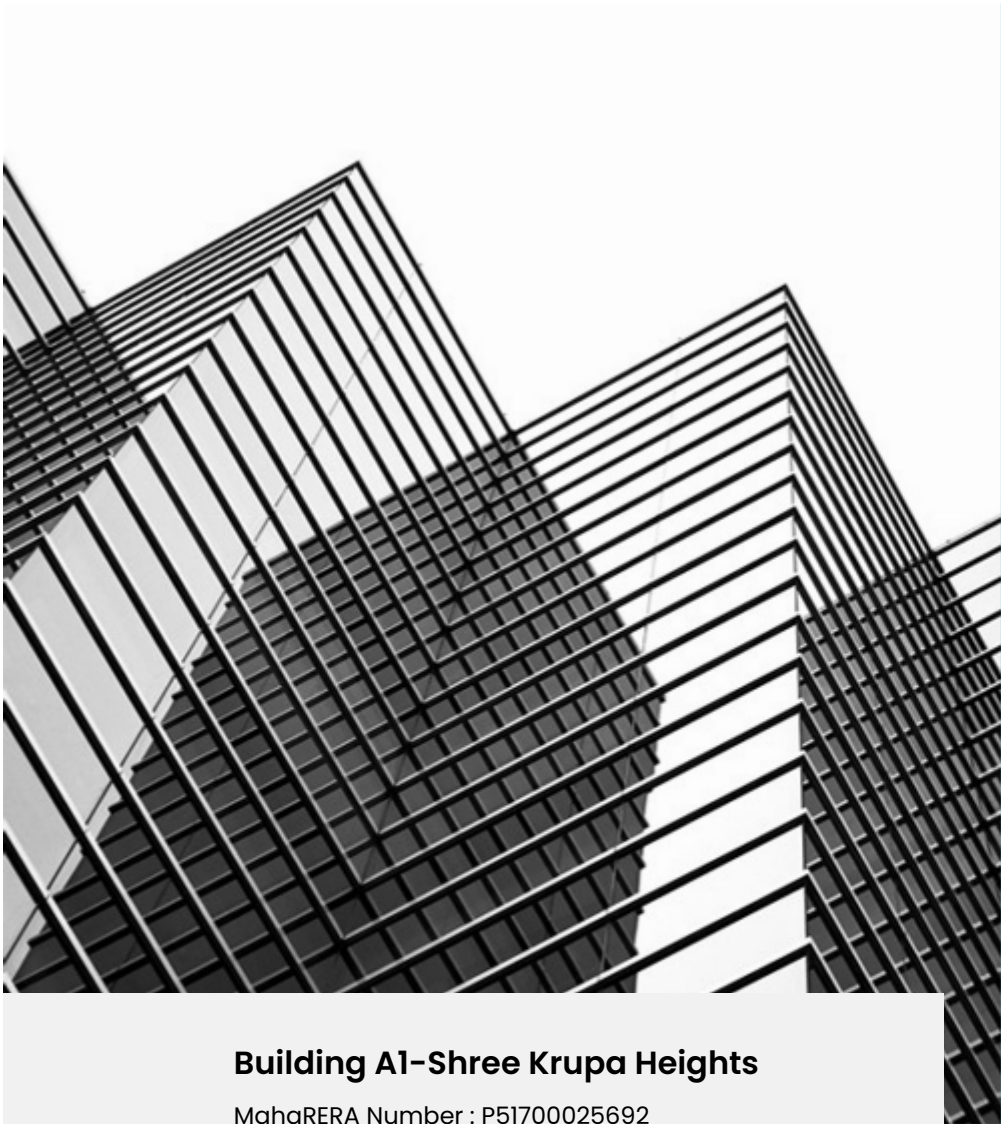
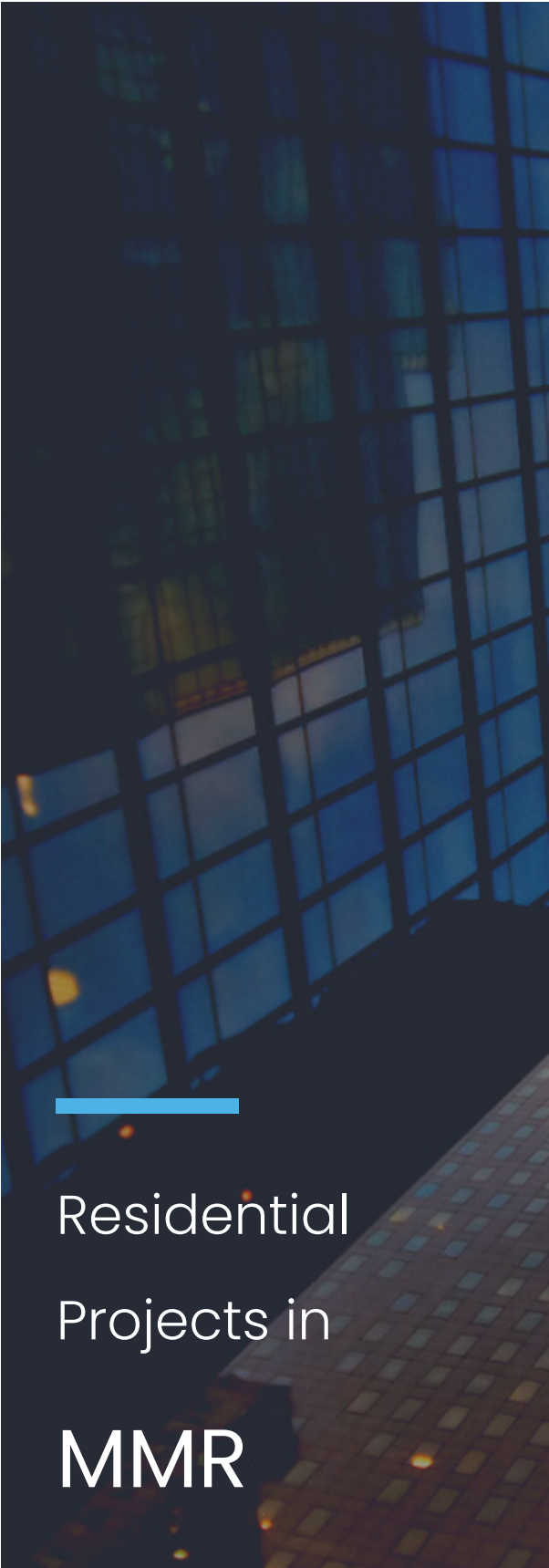


# PROP REPORT



**Building A1-Shree Krupa Heights**

MahaRERA Number : P51700025692



## 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 Kalyan East. 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.

| Post Office | Police Station           | Municipal Ward |
|-------------|--------------------------|----------------|
| Ganeshwadi  | Kolsewadi Police Station | NA             |

### 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 65 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **44.0 Km**
- Kalyan Bus depot **4.3 Km**
- Kalyan Junction East **700 Mtrs**
- kalyan shil road **1.5 Km**
- Siddhivinayak Hospital, **350 Mtrs**
- Royal Pre-Primary, Primary and Secondary School **400 Mtrs**
- Metro Junction Mall **1.9 Km**
- R K Bazar **120 Mtrs**

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BUILDING A1-SHREE KRUPA  
HEIGHTS

## LAND & APPROVALS

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

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BUILDING A1-SHREE KRUPA  
HEIGHTS

## BUILDER & CONSULTANTS

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| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
|-------------------|-----------|------------------|

Canara Bank

NA

NA

BUILDING A1-SHREE KRUPA  
HEIGHTS

## PROJECT & AMENITIES

Time Line

Size

Typography

Completed on 31st December, 2021

3141 Sqmt

1 BHK

### Project Amenities

Sports

NA

Leisure

NA

Business & Hospitality

NA

Eco Friendly Features

Rain Water Harvesting,Water Storage

BUILDING A1-SHREE KRUPA  
HEIGHTS

## BUILDING LAYOUT

| Tower Name             | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------------------|-----------------|--------------|-----------------|----------------|----------------|
| Shree Krupa heights A1 | 1               | 7            | 5               | 1 BHK          | 35             |
| First Habitable Floor  |                 |              |                 | 1st            |                |

## Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

BUILDING A1-SHREE KRUPA  
HEIGHTS

## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK         | 321 – 395 sqft    |

|                                |                       |
|--------------------------------|-----------------------|
| <b>Floor To Ceiling Height</b> | Between 9 and 10 feet |
| <b>Views Available</b>         | Road View / No View   |

|                                         |                                                                                                                                   |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>Flooring</b>                         | Vitrified Tiles                                                                                                                   |
| <b>Joinery, Fittings &amp; Fixtures</b> | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards |
| <b>Finishing</b>                        | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors                                                  |
| <b>HVAC Service</b>                     | Split / Box A/C Provision                                                                                                         |
| <b>Technology</b>                       | NA                                                                                                                                |
| <b>White Goods</b>                      | NA                                                                                                                                |

BUILDING A1-SHREE KRUPA  
HEIGHTS

# COMMERCIALS

|                      |                      |                        |                  |
|----------------------|----------------------|------------------------|------------------|
| <b>Configuration</b> | <b>Rate Per Sqft</b> | <b>Agreement Value</b> | <b>Box Price</b> |
|----------------------|----------------------|------------------------|------------------|

|       |             |             |                        |
|-------|-------------|-------------|------------------------|
| 1 BHK | INR 7006.33 | INR 2250000 | INR 2500000 to 3075000 |
|-------|-------------|-------------|------------------------|

**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         | NA              | INR 0         |

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

**Transaction History**

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

|                                    |
|------------------------------------|
| BUILDING A1-SHREE KRUPA<br>HEIGHTS |
|------------------------------------|



# 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             | 38    |
| Connectivity      | 73    |
| Infrastructure    | 86    |
| Local Environment | 100   |
| Land & Approvals  | 44    |
| Project           | 69    |
| People            | 48    |
| Amenities         | 36    |

|                  |               |
|------------------|---------------|
| <b>Building</b>  | 55            |
| <b>Layout</b>    | 45            |
| <b>Interiors</b> | 55            |
| <b>Pricing</b>   | 40            |
| <b>Total</b>     | <b>57/100</b> |

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BUILDING A1-SHREE KRUPA  
HEIGHTS

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