



ANKIT GAUTAM

Assessment : Report on Real E-State Project near Kurla by Ankit Gautam

Submitted to Aditi Ambavane Mam

First, I have gathered data from secondary sources for 50–60 new developing projects and under construction projects, which I have put into an Excel file. After that, the best project was chosen based on the features, amenities, infrastructure, quantity of available apartments, size of the unit etc. that each project offered. With the attributes project_name, gmail, contact_no, apartments, size_unit, and price, the (Best_Project_Kurla.xls) file and project summary in full is provided below.

For your reference, I have gathered some further data on Kurla real estate agents and consultant, certified public accountants, and accountants.

This is my repository on Github. I have provided all of the assessment's details.

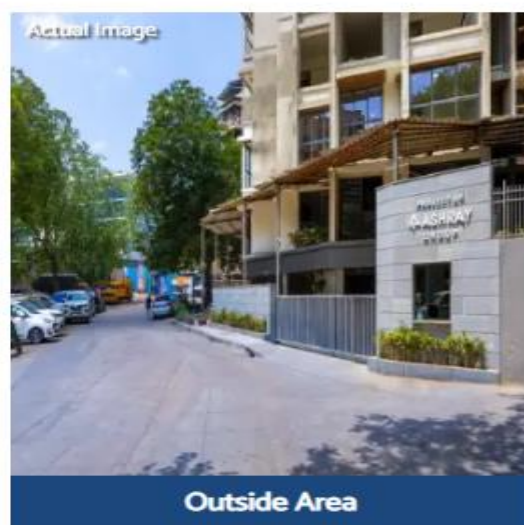
[Vanguard-ventures-Assesment](#)

Thank You!

1.JASWANTI BLISS

Location: Jaswanti Bliss is located in Kurla West, Mumbai, in close proximity to Bandra Kurla Complex (BKC), one of Mumbai's most prominent commercial hubs. This strategic location offers excellent connectivity to major roads such as LBS Road, Western and Eastern Express Highways, and the upcoming metro line.

Developer: The project is developed by [Ashray Realtors](#), a well-established real estate developer in Mumbai known for creating premium and holistic residential landmarks since 1994.



Project Details:

- **Type of Units:** The project primarily offers [1,2 BHK apartments](#) designed to optimize space and provide luxury living with refreshing views of the cityscape. with the size range [of 322.0 - 615.0 sq. ft.](#)
- **RERA Registration:** The project is RERA registered with ID [P51800031606](#) For more details visit [Project Details jaswanti bliss](#)

Building Details:

Number of Apartment: [111](#)

Number of Booked Apartment: [47](#)

Percentage of Booked Apartment: [42.34](#)

single tower, with [13 floors](#) each, Spread over an area of [0.47 acres](#),

Check out few benefits of staying in this locality:

- Ram Agarwal Eye Hospital, 550 meters
- Arpan Hospital, 550 meters

- Equinox Commerce Centre, 750 meters
- Mithi River Bridge, 1 Km
- MMRDA Grounds, 1.4 Km
- Smart Kids Pre Primary School, 750 meters
- Phoenix Marketcity, 2.6 Km
- Orchids The International School, 850 meters
- Kurla Railway Station, 1 Km
- The Kurla Nagarik Sahakari Bank, 650 meters
- Punjab National Bank ATM, 750 meters

- Chhatrapati Shivaji Maharaj, 7.8 Km

For more details visit [jaswanti bliss](https://jaswanti-bliss.com)

Amenities:

- **Internal Amenities:** The apartments are equipped with high-quality fixtures and fittings, including branded bathroom fittings, modular kitchens, imported marble flooring, and split air conditioners in all rooms.
- **Outdoor Amenities:** The project features a landscaped garden, children's play area, jogging track, meditation deck, and Nana Nani Park.
- **General Amenities:** The project includes automated mechanical parking, 24/7 security with CCTV surveillance, power backup for critical areas, car washing station, and dedicated vending zones.
- **Clubhouse:** Offers facilities such as a fully equipped gymnasium, indoor games room, and banquet hall with kitchen



Proximity to Infrastructure:

- **Healthcare:** Nearby hospitals include Asian Heart Hospital, Guru Nanak Hospital, and Lilavati Hospital.
- **Education:** Close to reputable schools like Orchids The International School and the American School of Bombay.
- **Leisure:** Near entertainment hubs like Phoenix Market City and Grand Hyatt

2.MERU Realty

About Meru Realty: Meru Realty LLP is a real estate developer focused on creating premium residential projects in Mumbai. The company emphasizes modern architecture, quality construction, and strategic locations to cater to the urban lifestyle.

Key Projects

Meru Yojan One (Codename BKC):

- **Location:** Kurla West, Mumbai, near Bandra Kurla Complex (BKC).
- **RERA Registration:** ID P51800028864.
- **Unit Types:** Offers 1, 2 BHK luxury apartments
- **Price Range:** ₹1.02 Crore to ₹1.64 Crore
- **Proposed date of Completion:** 30/09/2026
- **Connectivity:** Well-connected to major roads and upcoming metro lines, with proximity to commercial hubs, shopping malls, schools, and hospitals For more details visit ([Codename BKC](#)) ([Housing](#)).

Building details

Number of Apartment: 171

Number of Booked Apartment: 58

Percentage of Booked Apartment: 33.92

has single tower, with 16 floors each and 171 units to offer. Spread over an area of 0.8 acres

project details [project details meru](#)

Amenities

Internal Amenities:

- Branded bathroom fittings (equivalent to Kohler/Jaguar/Hindware).
- Modular kitchen with dedicated refrigerator and washing machine area.
- Imported marble flooring in living and dining areas.
- Split air conditioners in living and all bedrooms.
- Security door phones in each apartment.
- Built-in wardrobe spaces and dedicated mandir area.

Outdoor Amenities:

- Landscaped garden, children's play area, jogging track, meditation deck, and Nana Nani Park.
- Automated mechanical parking, 24/7 security with CCTV, ample water storage, and power backup for critical areas.
- Car washing station and dedicated vending zones.

Clubhouse:

- Fully equipped gymnasium, indoor game room, and banquet hall with kitchen).

Nearby Infrastructure

Healthcare:

- Asian Heart Hospital, Guru Nanak Hospital, Lilavati Hospital, and other renowned hospitals are nearby

Education:

- Close to reputable schools such as Orchids The International School and American School of Bombay

Leisure:

- Near entertainment hubs like Phoenix Market City, Grand Hyatt, and other major malls

3.Sayba Residency

Sayba Residency is a notable residential development located in Kurla East, Mumbai. Developed by the Sayba Group, this project aims to provide quality housing with a range of modern amenities at competitive prices. The project is designed to cater to a diverse group of homebuyers, offering various configurations to suit different needs.

RERA-registered project with registration number P51800027913

Location and Connectivity:

- **Address:** 89/90, Village Kurla, Mother Dairy Road, Nehru Nagar, Kurla, Mumbai, Maharashtra 400024.
- **Proximity:**
 - ❖ Santacruz-Chembur Link Road: 1 km
 - ❖ LTT Railway Station: 1.5 km
 - ❖ Phoenix Marketcity: 4.4 km
 - ❖ BKC (Bandra Kurla Complex): 4.2 km

❖ Mumbai Airport: 15 km

➤ **Nearby Educational Institutions:**

- ❖ Orchid The International School: 1.6 km
- ❖ Somaiya School: 2.3 km
- ❖ Vasantdada Patil College of Engineering: 2 km
- ❖ Don Bosco Institute of Technology: 4.5 km

Project Specifications:

- **Developer:** Sayba Group, established in 2004, known for timely delivery and quality construction.
- **RERA Registration:** P51800027913.
- **Possession Date:** December 2023.
- **Building Details:** Sayba Residency Kurla East has 3 towers, with 18 floors each and 277 units to offer. Spread over an area of 0.49 acres
- **Configurations:**
 - ❖ 1 BHK: 408 to 462 sq ft.
 - ❖ 2 BHK: 540 to 564 sq ft.
 - ❖ 3 BHK: Larger units, details available upon request.
- **Pricing:**
 - ❖ 1 BHK: Starting from ₹77 Lakhs.
 - ❖ 2 BHK: Starting from ₹1.17 Crore

Amenities:

Internal Amenities:

- Vitrified tiles in living and bedroom areas.
- Granite kitchen platform with stainless steel sink.
- Branded bathroom fittings.

External Amenities:

- Children's play area.
- Jogging and cycling tracks.
- Gymnasium.
- Rooftop garden.
- Squash court.
- Tennis court.
- Amphitheater.
- Landscaped gardens.

Security and Safety:

- CCTV surveillance.

- 24/7 security.
- Firefighting system.
- Earthquake-resistant structure.
- Rainwater harvesting.
- Power backup for common areas and elevators.

Sustainability and Green Features:

- Rainwater harvesting.
- Sewage treatment plant.
- Landscaping and tree planting

4.Puneet prime

Puneet Prime is a residential project located in Nehru Nagar, Kurla East, Mumbai. Developed by Puneet Urban Spaces, this project is aimed at providing modern and comfortable living spaces. Puneet Prime is planned to be developed in three phases and offers a range of apartment configurations including 1 RK, 1 BHK, 1.5 BHK, and 2 BHK units.

Location

Puneet Prime is strategically situated in Kurla East, offering excellent connectivity to various parts of Mumbai. Key location highlights include:

- **Eastern Express Highway:** 5 minutes away
- **MSRTC Bus Depot:** 5 minutes away
- **Kurla Railway Station:** 5 minutes away
- **Proposed Kurla Metro Station:** 2 minutes away
- **Lokmanya Tilak Terminus:** 8 minutes away
- **International Airport:** 10 minutes via Santacruz-Chembur Flyover

Amenities

Puneet Prime is designed to offer a comprehensive living experience with numerous amenities:

- Advanced Fire Fighting System
- CCTV 24x7 Security
- Common Water Filtration System
- Concealed Electrical Fittings and Plumbing
- Decorative Entrance Lobbies
- Fire Rated Main Doors
- Fitness Centre
- Full-Length French Windows
- Granite Kitchen Platforms with Branded SS Sinks
- Gypsum Walls
- Large and High-Speed Elevators
- Kids' Play Zone

- Power Backup for Lifts
- Recreation Garden on Terrace
- Sanitary Fittings
- Texture Paint
- Valet Parking
- Video Door Phone System
- Vitrified Flooring Tiles
- Yoga & Meditation Space..

Project Phases and Availability

Puneet Prime is being developed in phases, with each phase offering various types of apartments:

- **Phase 1:** Includes various configurations and is under construction.
- **Phase 2 and Phase 3:** Offer similar apartment options with advanced amenities and are scheduled for possession in the coming years.

Apartment Specifications

The apartments at Puneet Prime are designed with modern architecture and thoughtful planning. Some of the key specifications include:

- **1 BHK:** Ranges from approximately 394 to 501 sq. ft.
- **2 BHK:** Provides more spacious living options.

Pricing

The prices for apartments at Puneet Prime vary based on the type and size of the unit. Here are some indicative prices:

- **1 BHK:** Starting from around ₹61.08 lakh to ₹77.67 lakh.
- **2 BHK:** Higher price range reflecting the larger area and additional amenities.

5.Sawla realty

Sawla Realty's **SB Cornerstone** is a residential project located in Kurla West, Mumbai. This **development by Sawla Realty** aims to provide modern and comfortable living spaces with a range of amenities catering to contemporary lifestyles. The project is strategically positioned to ensure excellent connectivity and access to essential facilities.

Project Details

Location:

- **Address:** Near CritiCare Asia Hospital, Kurla West, Mumbai.
- **Proximity:**

- ❖ 0.6 km from Kohinoor Blossoms, Vidyavihar
- ❖ 0.7 km from CritiCare Asia Hospital
- ❖ Close to other essential services and infrastructure such as schools, shopping centers, and public transport.

Project Specifications:

- **Configurations:** Offers 1 BHK, 2 BHK apartments.

Amenities

SB Cornerstone offers a comprehensive range of amenities designed to enhance the quality of life for its residents. Key amenities include:

- **Security:** 24x7 CCTV surveillance and security personnel.
- **Concierge Services:** Available 24 hours for residents' convenience.
- **Recreational Facilities:**
 - ❖ Amphitheatre for community events.
 - ❖ Aerobics room for fitness enthusiasts.
 - ❖ Kids' play zone.
 - ❖ Recreation garden on the terrace.
- **Health and Fitness:**
 - ❖ Well-equipped fitness centre.
 - ❖ Yoga and meditation space.
- **Modern Utilities:**
 - ❖ Power backup for lifts.
 - ❖ Concealed electrical fittings and plumbing.
 - ❖ Water filtration system ensuring safe and clean water supply.
- **Interior Features:**
 - ❖ Granite kitchen platforms with branded SS sinks.
 - ❖ Full-length French windows for natural light and ventilation.
 - ❖ Gypsum walls for a refined interior finish.
 - ❖ Fire-rated main doors for enhanced safety.

Nearby Facilities

SB Cornerstone's location in Kurla West ensures that residents have easy access to various essential services:

- **Healthcare:** Close to CritiCare Asia Hospital.
- **Education:** Nearby reputable schools and educational institutions.
- **Shopping and Entertainment:** Proximity to shopping centres and entertainment hubs.

6. Akshay Paradise

Akshay Paradise is a residential project developed by Akshay Corporation. The project is built on 0.44 acres and consists of 126 units. The configurations available include 1 BHK and 2 BHK flats with carpet areas ranging from 408 sq. ft. to 642 sq. ft.

Regulatory Information: The project is RERA approved with the ID P51800004753

Location: Akshay Paradise is located in Tilak Nagar, Chembur, Mumbai, Maharashtra. The exact address is 62, Shell Colony, Tilak Nagar, Kurla East, Mumbai.

Amenities: The project offers a variety of amenities such as:

- Gym
- Swimming Pool
- Steam & Sauna
- Massage Room
- Security
- Children's Play Area
- Badminton and Tennis Courts
- Cricket Pitch
- Basketball Court
- Park
- Visitor Parking
- WiFi
- Clubhouse
- Intercom
- Shopping Center
- ATM
- Sewage Treatment Plant
- Gas Pipeline
- Indoor Game Room
- Parking
- Power Backup

Proximity to Key Locations:

- Tilak Nagar railway station: Close proximity, making it well-connected to other parts of Mumbai.
- Nearby educational institutes: Amchi Shala, Subhash Nagar Municipal School, Municipal Primary & Secondary School.
- Hospitals: Apollo Spectra Hospitals, Sai Hospital, Patil Medical & General Stores.
- Shopping Malls: Phoenix Marketcity, R Odeon Mall, K Star Mall.
- Entertainment: Close to PVR, INOX Neelyog, Bharat Cineplex for moviegoers.

Price Range:

- 1 BHK units are priced around ₹62.16 lakh to ₹1.11 crore.

- 2 BHK units are priced around ₹1.55 crore to ₹1.75 crore.
- Rental prices for 2 BHK units range from ₹55,000 to ₹75,000 per month.

7.Urban icon

Urban Icon is a residential project located in Kurla West, Mumbai. Developed by Urban Group, this project aims to offer a modern and convenient lifestyle to its residents. The project is currently under construction, with possession expected by December 2025.

Location

Urban Icon is situated on New Hall Road, Kurla West, which is a prime area in Mumbai with excellent connectivity to major parts of the city. Key nearby locations include:

- Kurla Railway Station: 1.52 km
- Tilak Nagar Railway Station: 1.67 km
- Chhatrapati Shivaji Maharaj International Airport: 2.77 km
- Eastern Express Highway: 2.78 km
- Phoenix Marketcity and other shopping centers within a 5 km radius

Project Details

- **Total Area:** 0.37 acres
- **Number of Units:** 72
- **Configurations:** 1 RK, 1 BHK apartments
- **Sizes:** 241 - 454 sq.ft
- **Price Range:** ₹60 lakhs to ₹1 crore for 1 BHK units
- **RERA Registration:** P51800032228

Amenities

Urban Icon offers a variety of amenities designed for a comfortable lifestyle, including:

- Gymnasium
- Kids Play Area
- Indoor Games
- Jogging Track
- Cycle Track
- 24x7 Security with CCTV surveillance
- Rainwater Harvesting
- Power Backup
- Fire Fighting System
- Earthquake-resistant construction

8. Nida Universal

Nida Universal is known for delivering quality residential projects in Mumbai. They have established a reputation for timely delivery and high-quality construction materials

Location: Nida Universal Al Quba Tower is situated in Kurla West, Mumbai. This location offers convenient connectivity to other parts of the city, including the Ghatkopar Metro Station which is just 2.8 km away.

Project Details:

- **RERA Registration:** The project is RERA registered with ID **P51800004560**
- **Unit Types and Sizes:**
 - 1 RK apartments with a carpet area of 254 sq. ft.
 - 1 BHK apartments ranging from 254 to 505 sq. ft.
 - 2 BHK apartments with a carpet area of 674 sq. ft.
 - 3 BHK apartments with a carpet area of 774 sq. ft.
- Total Project **Area 0.84 Acres**
- Total **Units 64 Units**
- 14 units sold
- **Price Range:** Prices start from ₹39 lakh for a 1 RK unit and go up to ₹1.19 crore for a 3 BHK unit.

Amenities: The project includes various amenities aimed at enhancing the living experience:

- 24-hour water supply and backup electricity for common areas.
- Covered car parking.
- Play area, landscaped gardens, swimming pool, and a gym.
- Community hall and yoga areas.

9. Raghav Amara

Raghav Amara is a premium residential project located in Kurla East, Mumbai, **developed by Raghav Raj Builders and Developers LLP**. This project aims to provide modern living spaces with a variety of amenities and excellent connectivity to key areas of Mumbai.

Location

- **Address:** Nehru Nagar, Kurla East, Mumbai.
- **Connectivity:** The project is well-connected by road, offering easy access to shopping malls, movie theaters, schools, and hospitals.

Project Details

- **RERA Registration:** **P51800030338**
- **Unit Types and Sizes:** 1,2,3BHK apartments: 375- 750 sq.ft.
- **Price Range:** Starting from INR 97.00 lakh

No of Towers **1**

No of Flats **119**

Size **375 - 751 sq.ft**

Flats Sold **78**

Flats Available **41**

Amenities

Raghav Amara offers a wide range of amenities to cater to the needs of its residents:

- Gymnasium
- Swimming Pool
- Children's Play Area
- Jogging/Cycling Track
- Power Backup
- 24x7 Security
- Fire Safety
- Landscaped Gardens
- Solid Waste Management
- Sewage Treatment Plant
- Multipurpose Room
- Parking