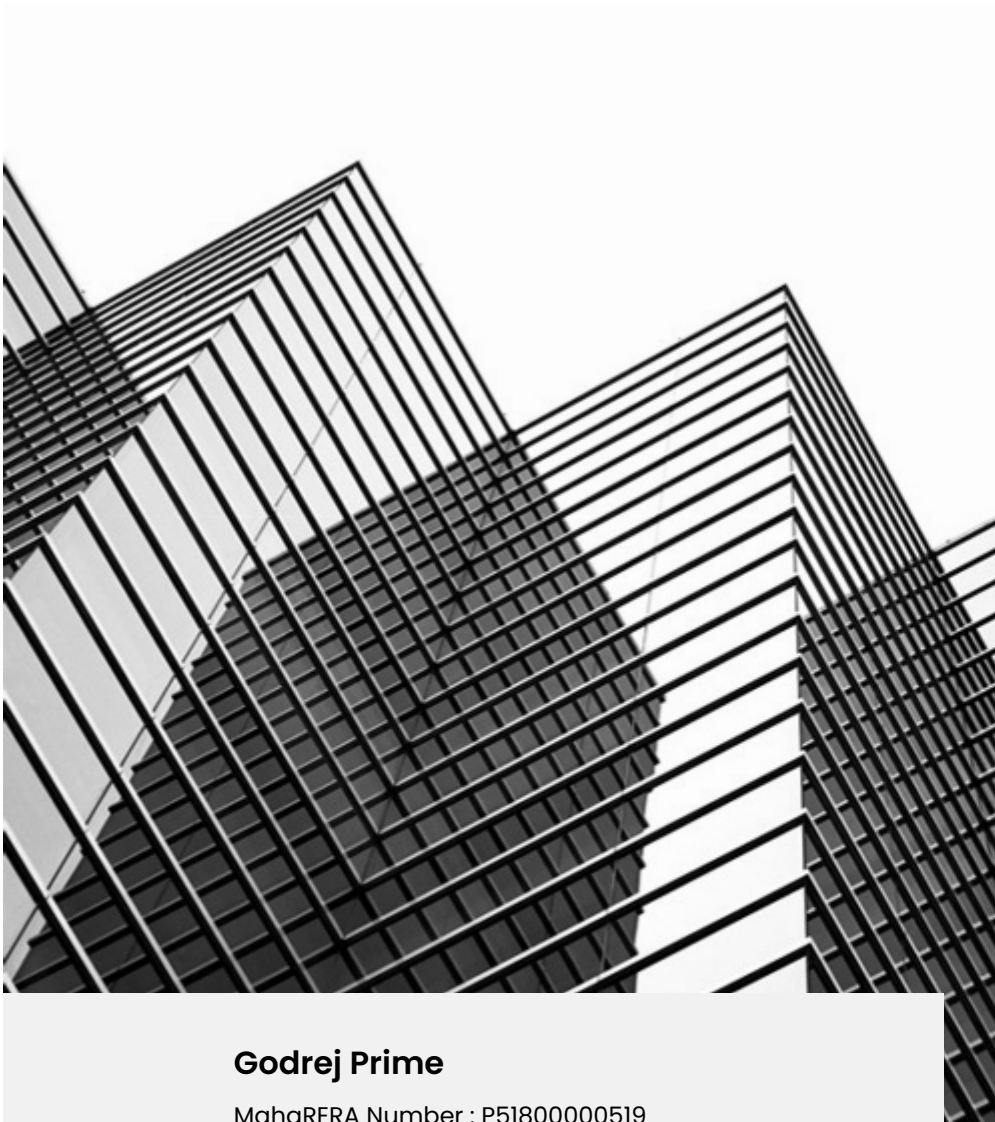


propscience.com

# PROP REPORT



**Godrej Prime**

MahaRERA Number : P51800000519



# 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 Chembur (East). Chembur is an upmarket large suburb in Mumbai. Chembur is also said to be a reference to Chevul at the mouth of the Kundalika River on mainland Maharashtra. S V Patel Nagar, Gurudwara, Aggarwal Colony, Central Railway Colony, New Rna Colony are the neighbouring localities to Chembur East. After independence, Chembur was one of the sites where refugee camps were set up to settle refugees after partition. The industrialisation of Trombay during and after the war led to the demand for housing and the growth of Chembur thereafter. Famous studios like the RK studios built by the late Raj Kapoor were present in Chembur.

Post Office	Police Station	Municipal Ward
Tilak Nagar	Tilak Nagar Police Station	Ward M East

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 46 AQI and the noise pollution is 0 to 50 dB.

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **11.6 Km**
- Chhatrapati Shivaji Maharaj International Airport **11.4 Km**
- Thakkar Bappa Colony, T. Bapa Colony, Near Ganesh Mandir, Thakkar Bapa Road, Thakkar Bappa Colony, Kurla, Mumbai, Maharashtra 400071 **850 Mtrs**
- Chembur Monorail Station **1.3 Km**
- Tilak Nagar Railway Station **300 Mtrs**
- Eastern express Highway **1 Km**
- Jain Hospital **1.7 Km**
- The Green Acres Academy **1 Km**
- K Star Mall **2 Km**
- Krishna Retail Marketing, Shop No. E/18-A Nanda Deep, Everest Society, Shell Colony, Chembur, Mumbai, Maharashtra 400071 **290 Mtrs**

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## 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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# BUILDER & CONSULTANTS

Godrej Properties Limited is a real estate company with its head office in Mumbai, India. A subsidiary of Godrej Industries Ltd, the company was established in 1990 under the leadership of Adi Godrej. The company is currently developing projects that are estimated to cover more than 89.7 million square feet. In recent years, Godrej Properties has received over 250 awards and recognitions, including 'The Most Trusted Real Estate Brand' in 2019 from the Brand Trust Report, 'Real Estate Company of the Year' at the 9th Construction Week Awards 2019, 'Equality and Diversity Champion' 2019 at the APREA Property Leaders Awards, 'The Economic Times Best Real Estate Brand 2018' and the 'Builder of the Year' at the CNBC-Awaaz Real Estate Awards 2018. It is operational in 13 major cities across India including Chandigarh, Gurgaon, Ahmedabad, Kolkata, Nagpur, Mumbai, Pune, Hyderabad, Mangalore, Noida, Bengaluru, Chennai and Kochi.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2020	1.58 Acre	2 BHK, 2.5 BHK

Project Amenities

Sports	Badminton Court,Multipurpose Court,Squash Court,Swimming Pool,Jogging Track,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Amphitheatre,Open Stage Theatre,Yoga Room / Zone,Steam Room,Library / Reading Room,Senior Citizen Zone,Temple
Business & Hospitality	Banquet Hall,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
S2	2	15	4	2 BHK,2.5 BHK	60
S3	2	15	4	2 BHK,2.5 BHK	60
S4	2	15	4	2 BHK,2.5 BHK	60

S5	2	15	4	2 BHK,2.5 BHK	60
S6	2	15	4	2 BHK,2.5 BHK	60
S7	2	15	4	2 BHK,2.5 BHK	60
S8	2	15	4	2 BHK,2.5 BHK	60
S9	2	15	4	2 BHK,2.5 BHK	60
S1	2	15	4	2 BHK,2.5 BHK,3 BHK	60

First Habitable Floor

Ground Floor

## Services & Safety

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

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## FLAT INTERIORS

[illegible]

2.5 BHK	790 sqft
2 BHK	737 sqft
2.5 BHK	790 sqft
2 BHK	796 sqft
3 BHK	986 – 1075 sqft

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

<b>Flooring</b>	Marble Flooring,Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform
<b>Finishing</b>	False Ceiling,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 25644.5	--	INR 18900000
2.5 BHK	INR 25696.2	--	INR 20300000

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

GST	Stamp Duty	Registration
1%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,IIFL Bank,Kotak Bank,SBI Bank

## Transaction History

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

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## ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
March 2022	725	NA	INR 18000000	INR 24827.59
March 2022	869	NA	INR 20100000	INR 23130.03
February 2022	480	1	INR 7000000	INR 14583.33
December 2021	782	2	INR 18700000	INR 23913.04
December 2021	754	9	INR 14500000	INR 19230.77
October 2021	904	4	INR 18600000	INR 20575.22
September 2021	686	14	INR 13710358	INR 19985.94

September 2021	790	4	INR 17102015	INR 21648.12
September 2021	685	14	INR 13425292	INR 19598.97
August 2021	790	3	INR 17199305	INR 21771.27
August 2021	834	13	INR 19149011	INR 22960.44
July 2021	685	14	INR 14187191	INR 20711.23
July 2021	797	10	INR 18500000	INR 23212.05
June 2021	750	8	INR 15500000	INR 20666.67
June 2021	883	14	INR 20000000	INR 22650.06
March 2021	480	6	INR 10000000	INR 20833.33
March 2021	400	5	INR 7000000	INR 17500
March 2021	737	10	INR 16826912	INR 22831.63
February 2021	736	12	INR 16598751	INR 22552.65
February 2021	780	6	INR 12200000	INR 15641.03

# 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	48
Connectivity	83
Infrastructure	86
Local Environment	90
Land & Approvals	50
Project	82
People	56
Amenities	76

<b>Building</b>	53
<b>Layout</b>	53
<b>Interiors</b>	53
<b>Pricing</b>	30
<b>Total</b>	<b>63/100</b>

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