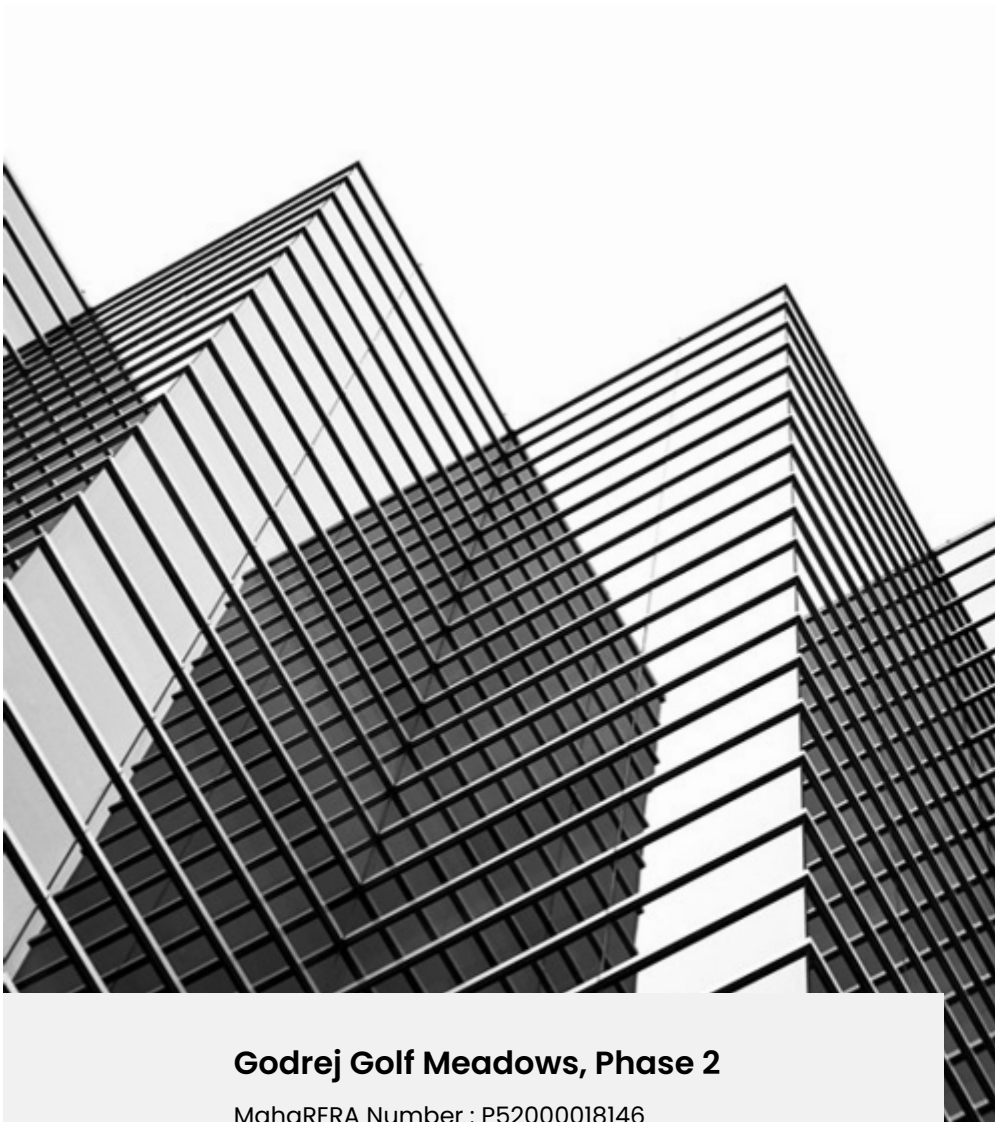


propscience.com

# PROP REPORT



**Godrej Golf Meadows, Phase 2**

MahaRERA Number : P52000018146



# 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

Post Office	Police Station	Municipal Ward
NA	NA	NA

## Neighborhood & Surroundings

## Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **53.8 Km**
- Chhatrapati Shivaji Maharaj International Airport **53.3 Km**
- Mahape Railway Station **3 Km**
- Sampoorna Rege Hospital **8.8 Km**
- Pillai College **6.6 Km**
- Orion Mall **11.6 Km**

# LAND & APPROVALS

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

GODREJ GOLF MEADOWS,  
PHASE 2

## 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

GODREJ GOLF MEADOWS,  
PHASE 2

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2022	106 Acre	2 BHK,3 BHK

## Project Amenities

<b>Sports</b>	Badminton Court,Basketball Court,Cricket Pitch,Multipurpose Court,Squash Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
<b>Leisure</b>	Library / Reading Room,Senior Citizen Zone,Sit-out Area
<b>Business &amp; Hospitality</b>	Banquet Hall,Barbeque Pit,Clubhouse,Community Hall
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

GODREJ GOLF MEADOWS,  
PHASE 2

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower 1	6	27	12	2 BHK,3 BHK	324
Tower 2	5	27	8	2 BHK,3 BHK	216
Tower 2	5	27	8	2 BHK	216
First Habitable Floor				1st	

## Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Power Back-up Generator
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

GODREJ GOLF MEADOWS,  
PHASE 2

## FLAT INTERIORS

Configuration	RERA Carpet Range
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2 BHK	631 – 747 sqft
3 BHK	996 sqft
2 BHK	631 sqft
3 BHK	996 sqft
2 BHK	747 sqft

<b>Floor To Ceiling Height</b>	NA
<b>Views Available</b>	NA

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

GODREJ GOLF MEADOWS,  
PHASE 2

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 12093.71	INR 8165000	INR 9072000 to 10040000
3 BHK	INR 11385.54	INR 11340000	INR 12600000

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

GST	Stamp Duty	Registration
5%	4%	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	NA



**Bank Approved  
Loans**

HDFC Bank

### Transaction History

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

GODREJ GOLF MEADOWS,  
PHASE 2

## 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	48
Infrastructure	30
Local Environment	30

<b>Land &amp; Approvals</b>	58
<b>Project</b>	71
<b>People</b>	56
<b>Amenities</b>	68
<b>Building</b>	53
<b>Layout</b>	41
<b>Interiors</b>	53
<b>Pricing</b>	30
<b>Total</b>	<b>49/100</b>

GODREJ GOLF MEADOWS,  
PHASE 2

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