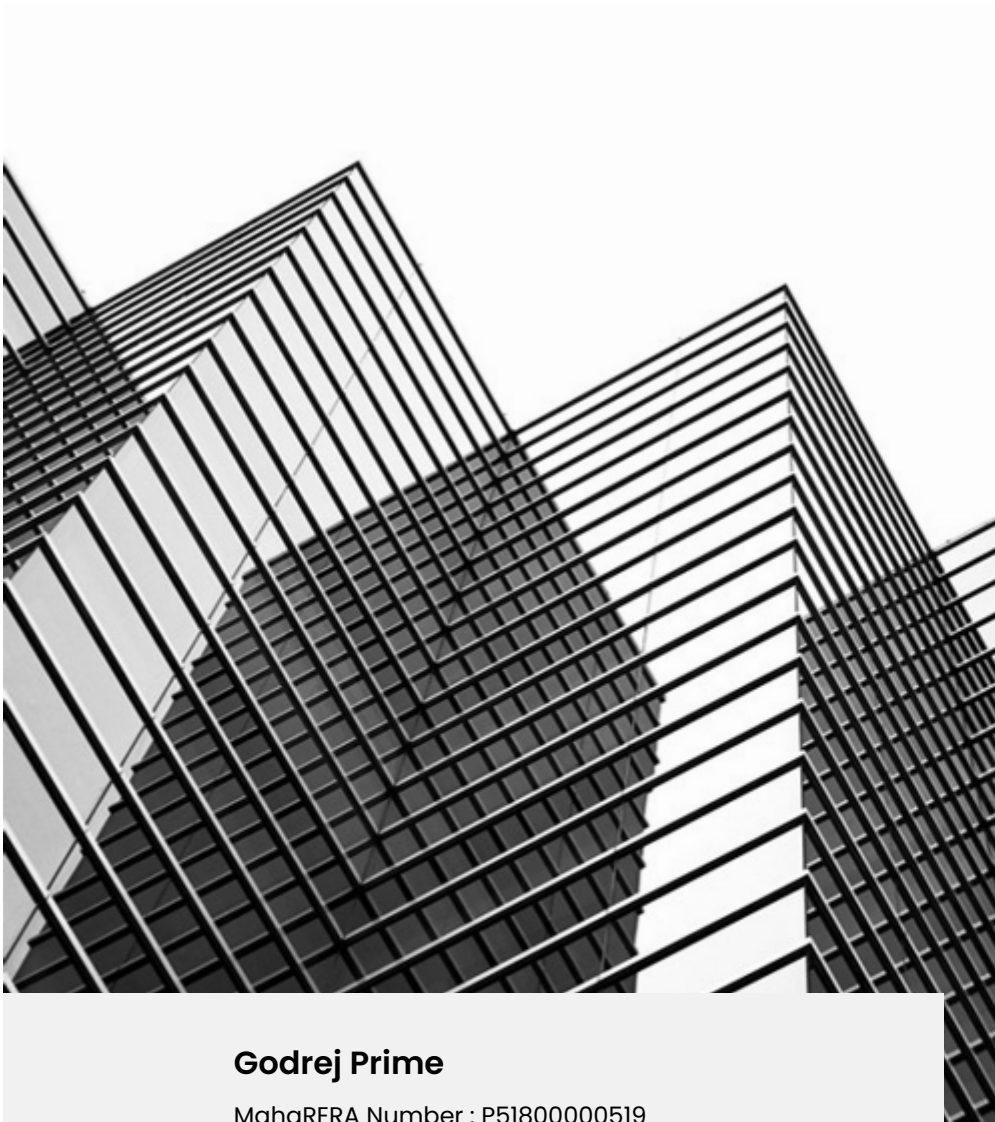


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PROP REPORT



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**

GODREJ PRIME

LAND & APPROVALS

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

GODREJ PRIME

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 PRIME

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 |

GODREJ PRIME

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

GODREJ PRIME

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 |

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

| | |
|---|---|
| Flooring | Marble Flooring,Vitrified Tiles |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform |
| Finishing | False Ceiling,Laminated flush doors,Double glazed glass windows |
| HVAC Service | NA |
| Technology | NA |
| White Goods | 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 |

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

GODREJ PRIME

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 |

| | |
|------------------|---------------|
| Building | 53 |
| Layout | 53 |
| Interiors | 53 |
| Pricing | 30 |
| Total | 63/100 |

GODREJ PRIME

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