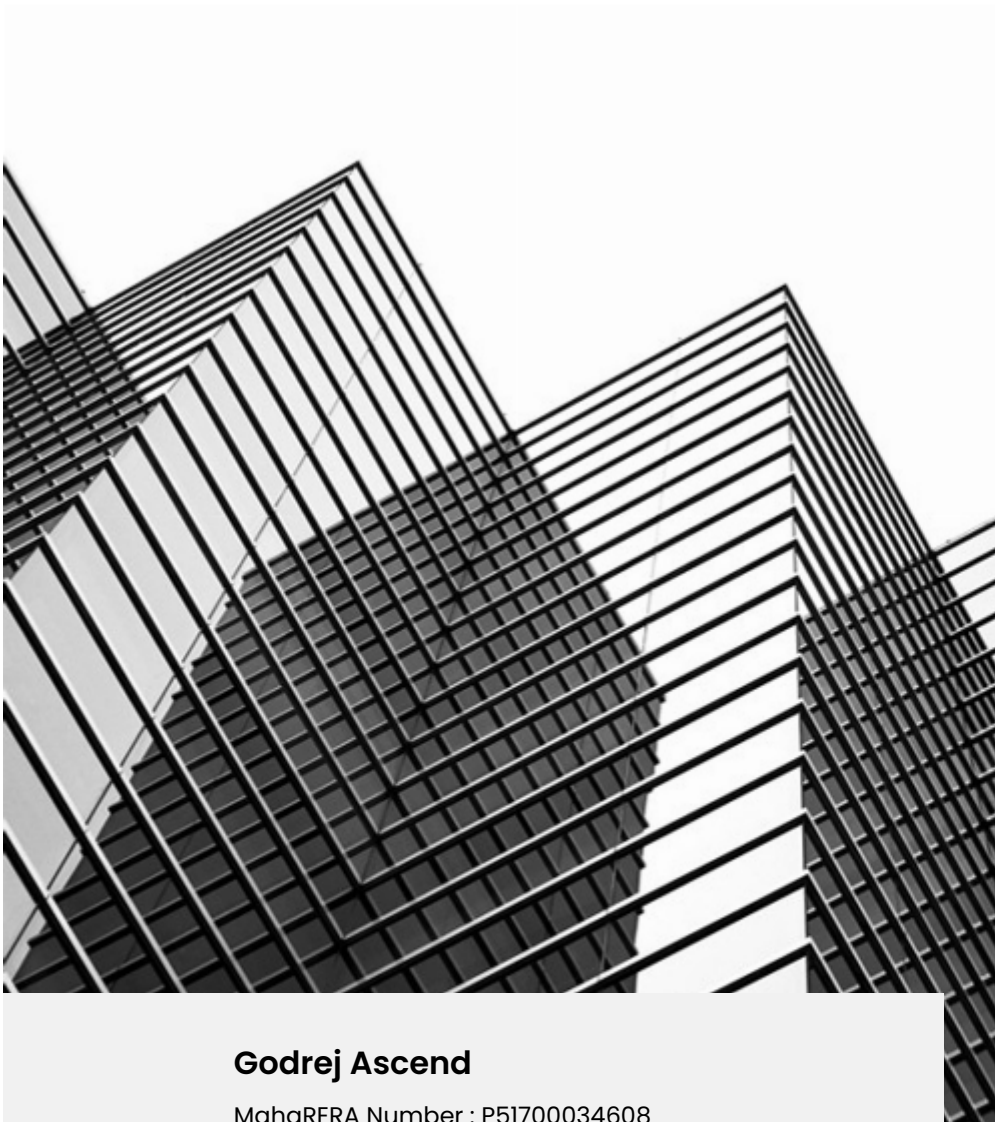


propscience.com

PROP REPORT



Godrej Ascend

MahaRERA Number : P51700034608



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 Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

Post Office	Police Station	Municipal Ward
Sandozbaugh	NA	NA

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 45 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **23.0 Km**
- Dhokali bus Stop **300 Mtrs**
- Thane Railway Station **5.2 Km**
- Ghodbunder Road **1.8 Km**
- Jupiter Hospital **3.6 Km**
- C.P. Goenka International School **2.1 Km**
- Viviana Mall **3.4 Km**
- DMart Kolshet **800 Mtrs**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
April 2022	NA	1

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
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NA

NA

NA

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PROJECT & AMENITIES

Time Line

Completed on 30th April, 2028

Size

20727.19 Sqmt

Typography

1 BHK,2 BHK,3 BHK

Project Amenities

Sports

Badminton Court,Multipurpose Court,Squash Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area

Leisure

Amphitheatre,Yoga Room / Zone,Steam Room,Library / Reading Room,Senior Citizen Zone,Pet Friendly,Sit-out Area

Business & Hospitality

Conference / Meeting Room,Day Care,ATM / Bank Attached,Clubhouse,Multipurpose Hall

Eco Friendly Features

Rain Water Harvesting,Landscaped Gardens,Water Storage,Eco Friendly Paint,Solar Pannel,Charging Ports - Electrical Cars

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower 2	4	42	6	3 BHK	252
Tower 4	5	42	10	1 BHK, 2 BHK	420
First Habitable Floor				1st	

Services & Safety

- **Security :** Society Office, Maintenance Staff, Security System / CCTV, Intercom Facility, Security Staff, Video Door Phone, MyGate / Security Apps, Earthquake Resistant Design
- **Fire Safety :** Sprinkler System, Fire rated doors / walls, Fire Hose, Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nallas / slums / gutters / sewers
- **Vertical Transportation :** High Speed Elevators, Auto Rescue Device (ARD)

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	761 – 1000 sqft
1 BHK	393 sqft
2 BHK	534 – 619 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	False Ceiling,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 8100000
2 BHK	--	--	INR 11800000 to 14400000
3 BHK	--	--	INR 16700000 to 23500000

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.
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Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bajaj Finance Ltd,Bank of India,Canara Bank,Catalyst Trusteeship Limited,Central Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Trusteeship Services Limited,IIFL Bank,Indialbulls Home Loans,IndusInd Bank,Kotak Bank,L& T Housing Finance Ltd,LIC Housing Finance Ltd,PNB Housing Finance Ltd,Punjab & Sind Bank,RBL Bank,SBI Bank,Standard Chartered Bank,Tata Capital,YES Bank

Transaction History

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

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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	73

Connectivity	65
Infrastructure	84
Local Environment	100
Land & Approvals	50
Project	65
People	56
Amenities	92
Building	65
Layout	55
Interiors	63
Pricing	40
Total	67/100

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