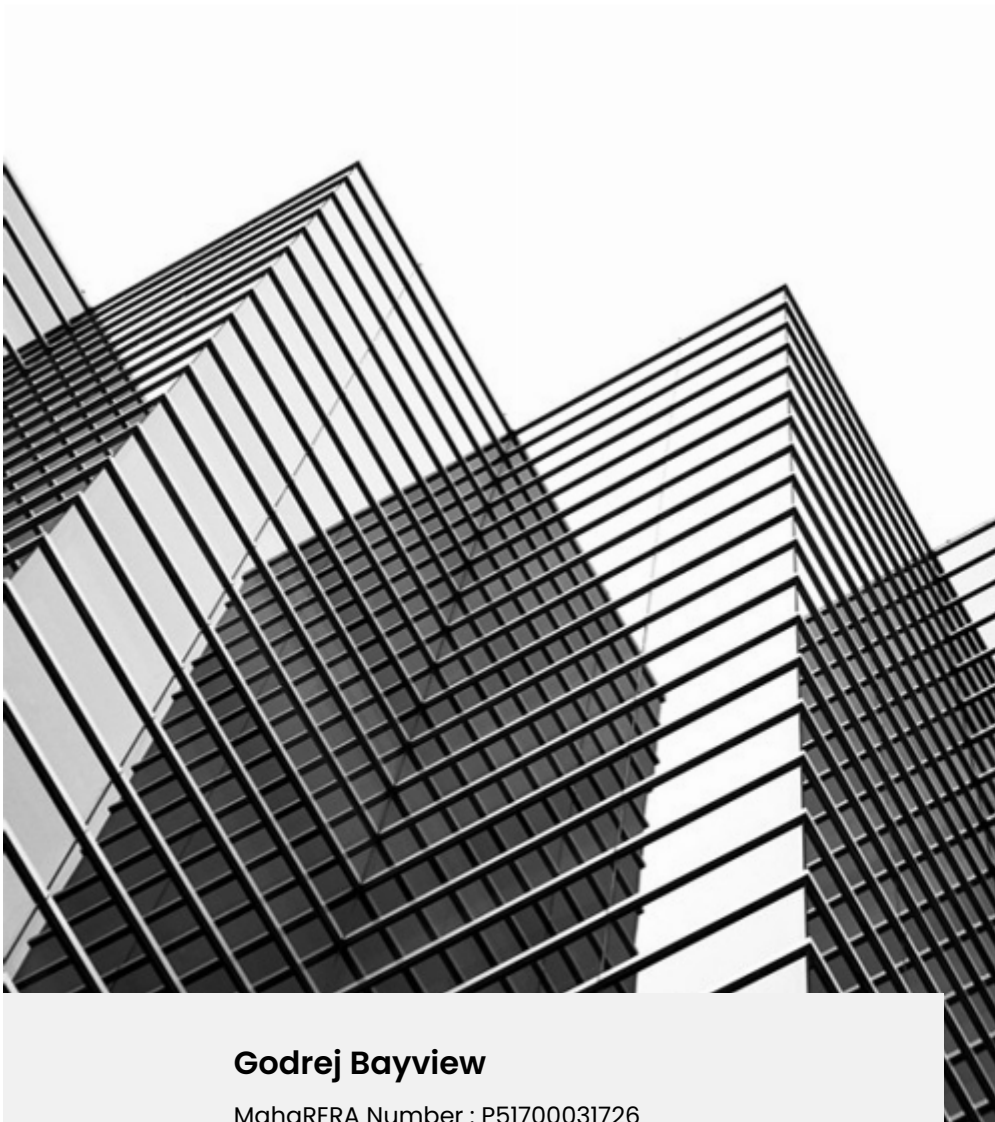


propscience.com

# PROP REPORT



**Godrej Bayview**

MahaRERA Number : P51700031726



# 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 Vashi. Vashi is often known as one of the two gateways to Navi Mumbai. Vashi runs on the Harbour Line of the Mumbai Suburban Railway and is well connected to different parts of Mumbai and Navi Mumbai. The area is regarded as one of the most expensive and well-developed localities in Navi Mumbai. It has ample social infrastructure with plenty of schools, hospitals, banks, hotels, and malls in the vicinity. Various companies including IT/ITeS, BPO, banks and industrial manufacturing have offices in Vashi, thus, making it an ideal choice of residence for employees and working professionals.

Post Office	Police Station	Municipal Ward
Vashi	Vashi Police Station	Vashi

### 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 99 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **26 Km**
- Navi Mumbai International Airport, **16 Km**
- Vashi Bus Depot **65 Mtrs**
- Vashi Railway Station, **2.3 Km**
- NH 48 **1 Km**
- MGM Hospital **850 Mtrs**
- ICL School **650 Mtrs**
- Inorbit Mall **2.4 Km**
- D-Mart **2.9 Km**

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## LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
February 2023	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, 2027	5 Acre	2 BHK,3 BHK

Project Amenities

Sports	Badminton Court,Squash Court,Swimming Pool,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Library / Reading Room,Deck Area,Sit-out Area
Business & Hospitality	Banquet Hall,Barbeque Pit,Party Lawn,Restaurant / Cafe
Eco Friendly Features	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
Tower 2	3	22	5	2 BHK,3 BHK	110
Tower 3	3	22	6	2 BHK,3 BHK	132
First Habitable Floor				2nd	

## Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,Earthquake Resistant Design
- **Fire Safety** : Sprinkler System,Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Stretchers Lift

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## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	750 – 800 sqft
3 BHK	900 sqft
2 BHK	750 – 800 sqft
3 BHK	900 sqft
Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Water Body / City Skyline

<b>Flooring</b>	Vitrified Tiles,Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	NA
<b>White Goods</b>	NA

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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 32000	INR 24000000	INR 27500000 to 31000000
3 BHK	INR 36255.56	INR 32630000	INR 37500000

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



<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	7%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	NA	NA

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,Bank of India,HDFC Bank,ICICI Bank,SBI 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	83
Infrastructure	100
Local Environment	90
Land & Approvals	50
Project	88
People	56
Amenities	76
Building	65
Layout	70
Interiors	73
Pricing	40

**Total**

**72/100**

**GODREJ BAYVIEW**

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