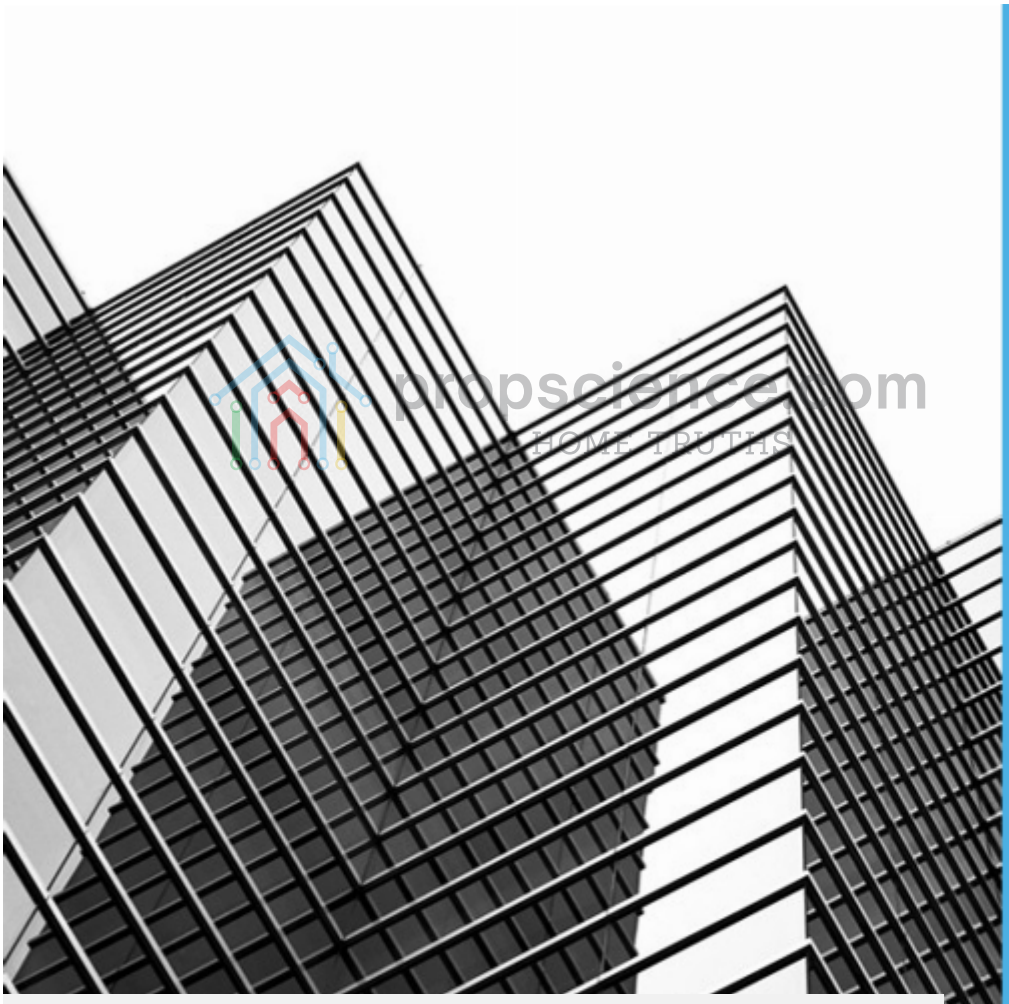
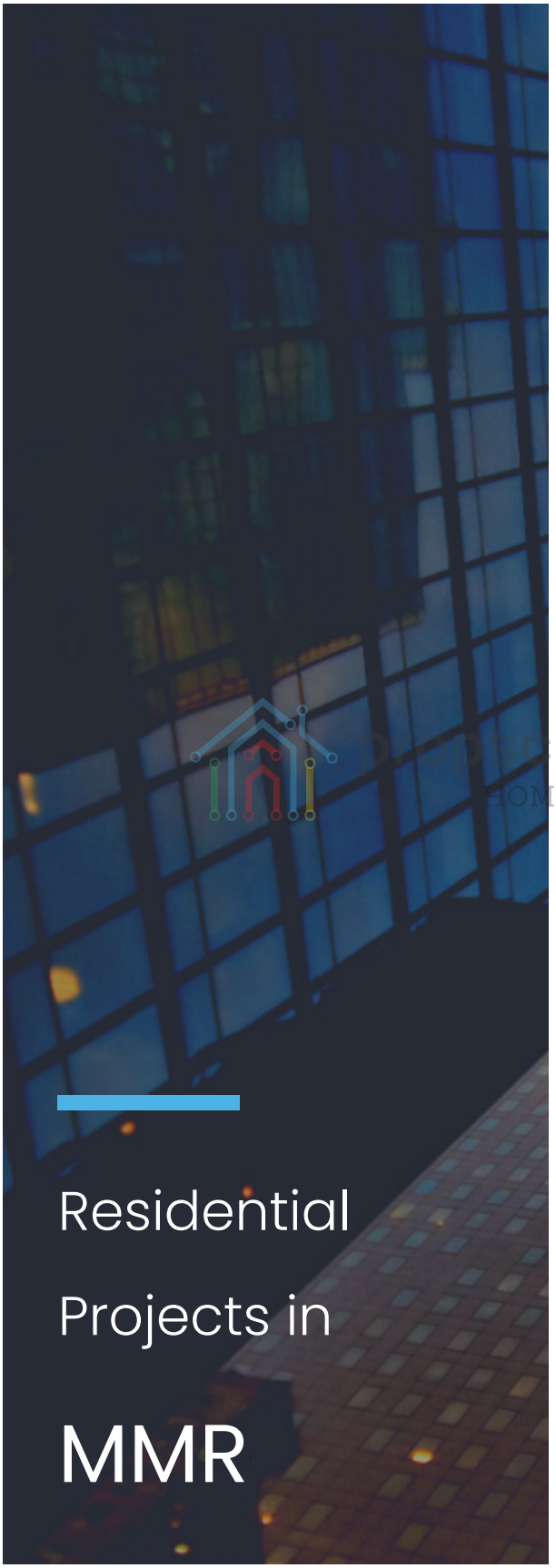
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PROP REPORT



Godrej Nest

MahaRERA Number : P51800022159



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.

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LOCATION

The project is in Kandivali (East). Kandivali is a neighbourhood in the north Mumbai. It is an upmarket locality. Artifacts found near Kandivali indicate that the region was inhabited in the Stone Age. Kandivali east has emerged as a mid-segment residential location with a good mix of industrial and commercial developments.

Post Office	Police Station	Municipal Ward
Kandivali East	NA	NA

Neighborhood & Surroundings

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Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **14.1 Km**
- Kandivali Station East **2.7 Km**
- DNA Multispeciality Hospital **2.7 Km**
- Lokhandwala Foundation School **270 Mtrs**
- Growel **3.4 Km**

GODREJ NEST

LAND & APPROVALS

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

GODREJ NEST

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.

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	5822.71 Sqmt	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Basketball Court,Multipurpose Court,Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Party Lawn,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Herb Garden,Water Bodies / Koi Ponds,Green Zone,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing-A	3	24	4	2 BHK,3 BHK	96
Wing-B	3	24	4	2 BHK,3 BHK	96
Wing-C	5	40	6	1 BHK,2 BHK	240
Wing-D	5	40	6	1 BHK,2 BHK	240

First Habitable Floor	1st

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Services & Safety

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

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FLAT INTERIORS

Configuration	RERA Carpet Range

2 BHK	598 - 679 sqft
3 BHK	860 sqft
2 BHK	598 - 681 sqft
3 BHK	860 sqft
1 BHK	427 - 429 sqft
2 BHK	606 sqft
1 BHK	424 - 429 sqft
2 BHK	606 sqft

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Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Dry Walls,Laminated flush doors,Double glazed glass windows
HVAC Service	NA

Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 16140000 to 16300000
3 BHK	--	--	INR 2300000 to 23000000
1 BHK	--	--	INR 11400000 to 11500000

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

GST	Stamp Duty	Registration
6%	5%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**

NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,Bank of India,HDFC Bank,ICICI Bank,Kotak 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.
June 2022	860	NA	INR 19868525	INR 23102.94
April 2022	424	NA	INR 10888872	INR 25681.3
March 2022	856	NA	INR 20631089	INR 24101.74

February 2022	427	6	INR 9840875	INR 23046.55
January 2022	856	7	INR 19583470	INR 22877.89
January 2022	856	6	INR 19296803	INR 22542.99
December 2021	606	17	INR 14574839	INR 24050.89
December 2021	856	12	INR 19648153	INR 22953.45
December 2021	598	10	INR 16417143	INR 27453.42
November 2021	856	23	INR 20821566	INR 24324.26
October 2021	856	16	INR 19202518	INR 22432.85
October 2021	600	11	INR 14099592	INR 23499.32
September 2021	429	15	INR 9364402	INR 21828.44

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September 2021	856	15	INR 18773946	INR 21932.18
September 2021	598	11	INR 14290257	INR 23896.75
August 2021	606	3	INR 14098648	INR 23265.1
July 2021	600	19	INR 14004354	INR 23340.59
July 2021	860	23	INR 20725666	INR 24099.61
June 2021	429	33	INR 9840592	INR 22938.44
June 2021	606	38	INR 14098648	INR 23265.1

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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	55
Connectivity	48
Infrastructure	64
Local Environment	30
Land & Approvals	50
Project	61
People	56
Amenities	76
Building	53
Layout	40
Interiors	53
Pricing	30
Total	**51/100**

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GODREJ NEST

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