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# PROP REPORT



**Godrej Tranquil**

MahaRERA Number : P51800000812



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 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 | Samta Nagar Police Station | Ward R South   |

### Neighborhood & Surroundings

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **14.9 Km**
- Kandivali Railway Station **3.5 Km**
- DNA Multispeciality Hospital **1.0 Km**
- Thakur College of Engineering & Technology **2.4 Km**
- Growels 101 Mall **2.6 Km**

## LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| NA                                   | NA                   | 7                          |

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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 30th December, 2022 | 7008.66 Sqmt | 1 BHK,2 BHK,2.5 BHK |

## Project Amenities

|                                   |   |
|-----------------------------------|---|
| <b>Sports</b>                     | Jogging Track,Kids Play Area,Gymnasium        |
| <b>Leisure</b>                    | Amphitheatre,Senior Citizen Zone,Pet Friendly |
| <b>Business &amp; Hospitality</b> | Banquet Hall                                  |
| <b>Eco Friendly Features</b>      | Waste Segregation,Landscaped Gardens          |

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# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|----------------|----------------|
| Wing A     | 3               | 21           | 6               | 1 BHK,2 BHK    | 126            |

|                       |   |    |   |                     |     |
|-----------------------|---|----|---|---------------------|-----|
| Wing B                | 3 | 21 | 6 | 1 BHK,2 BHK,2.5 BHK | 126 |
| Wing C                | 3 | 21 | 6 | 1 BHK,2 BHK         | 126 |
| Wing D                | 3 | 21 | 7 | 1 BHK,2 BHK         | 147 |
| First Habitable Floor |   |    |   |                     | 1st |

## Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

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## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK         | 407 - 434 sqft    |
| 1 BHK         | 427 sqft          |

|         |                |
|---------|----------------|
| 2 BHK   | 681 - 728 sqft |
| 2.5 BHK | 861 sqft       |
| 1 BHK   | 421 sqft       |
| 2 BHK   | 669 - 706 sqft |
| 1 BHK   | 424 sqft       |
| 2 BHK   | 669 - 706 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   |

## COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price                |
|---------------|---------------|-----------------|--------------------------|
| 1 BHK         | --            | --              | INR 8180700 to 8723400   |
| 2 BHK         | --            | --              | INR 13446900 to 14632800 |
| 2.5 BHK       | --            | --              | INR 17306100             |

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

| GST        | Stamp Duty      | Registration  |
|------------|-----------------|---------------|
| 5%         | 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. |
|----------------|---|
|----------------|---|



|                            |  |
|----------------------------|--|
| <b>Payment Plan</b>        | NA   |
| <b>Bank Approved Loans</b> | Axis Bank,DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd |

### 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          | 55    |
| Connectivity   | 23    |
| Infrastructure | 66    |

|                             |               |
|-----------------------------|---------------|
| <b>Local Environment</b>    | 30            |
| <b>Land &amp; Approvals</b> | 56            |
| <b>Project</b>              | 66            |
| <b>People</b>               | 56            |
| <b>Amenities</b>            | 48            |
| <b>Building</b>             | 53            |
| <b>Layout</b>               | 43            |
| <b>Interiors</b>            | 53            |
| <b>Pricing</b>              | 30            |
| <b>Total</b>                | <b>48/100</b> |

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