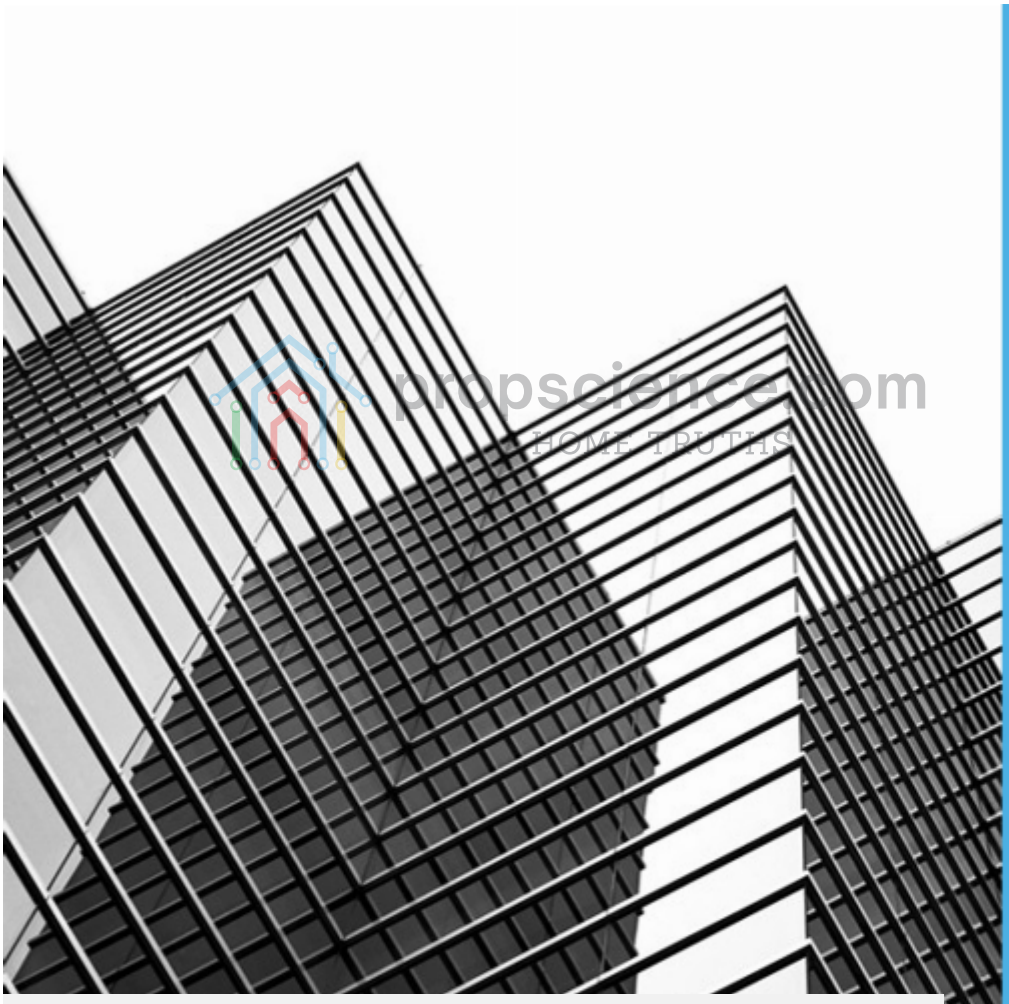
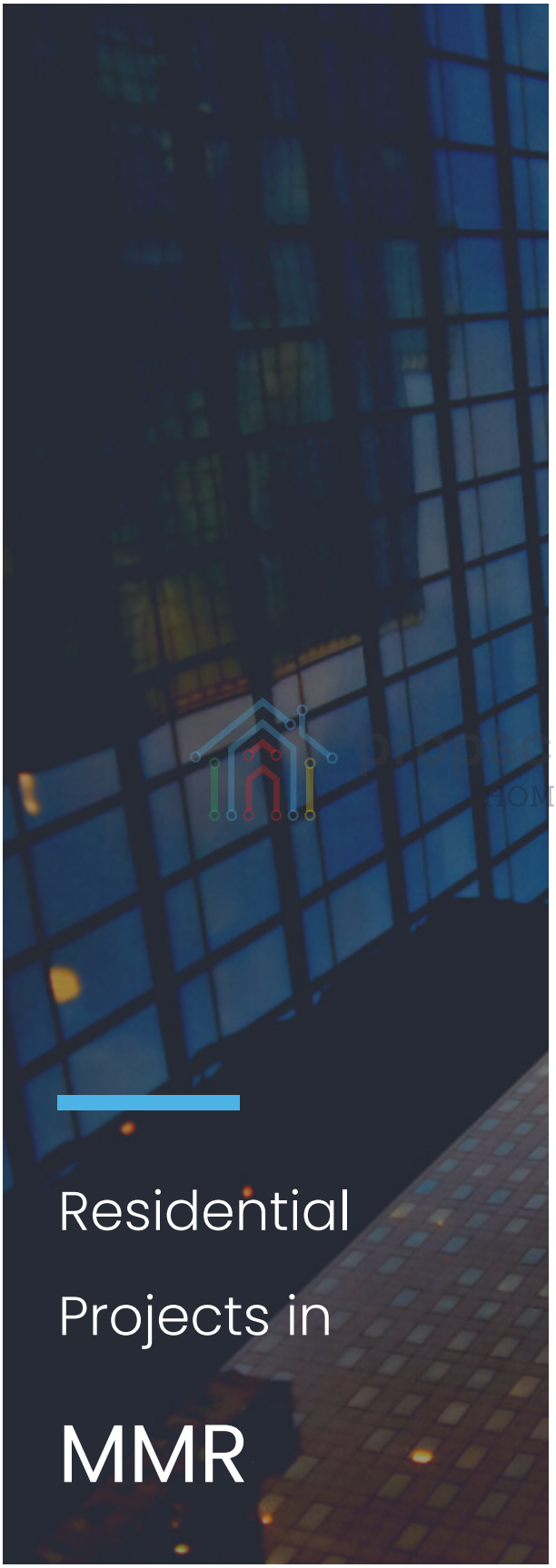
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PROP REPORT



Godrej Nirvaan

MahaRERA Number : P51700022148



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 Kalyan-Bhiwandi Road. Bhiwandi is a city in the Thane district. It is located 20 km northeast of Mumbai and 15 km northeast of the city of Thane and is part of the Mumbai Metropolitan Region. Bhiwandi is a well-known centre of logistics and textile industries. Although mainly inhabited by ethnic minorities, the area has become a secular city due to the development of infrastructure and industries. Bhiwandi Nizampur City Municipal Corporation is a civic body founded in 2002 Maharashtra State Government to manage the industrial community of Bhiwandi. Many renowned real estate developers are entering the market, along with some individual local developers. It is the main commercial centre connecting Mumbai and the rest of India via the Mumbai-Agra Highway.

Post Office	Police Station	Municipal Ward
Bhiwandi	Kalyan Taluka Police Station	Bhiwandi-Nizampur Municipal Corporation

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Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 88 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **40.3 Km**
- Chhatrapati Shivaji Maharaj International Airport **35.5 Km**
- Bhiwandi Bus Depot **5.9 Km**
- Bhiwandi Railway Station **4.8 Km**
- Pimpalas Fata, Pimplas **250 Mtrs**
- Lifeline Multispeciality Hospital **1.6 Km**
- Aventura International School **4.2 Km**
- Lodha Boulevard **13.6 Km**
- D Mart, Mohan Square One **9.2 Km**

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LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
December 2021	NA	1

GODREJ NIRVAAN

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, 2024	31635.27 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Badminton Court,Cricket Pitch,Tennis Court,Skating Rink,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Kids Pool,Outdoor Gym,Indoor Games Area
Leisure	Open Stage Theatre,Yoga Room / Zone,Steam Room,Sauna,Library / Reading Room,Senior Citizen Zone,Pet Friendly,Sit-out Area,Reflexology Park,Tree House
Business & Hospitality	Banquet Hall,Conference / Meeting Room,Visitor's Room,Day Care,ATM / Bank Attached,Party Lawn,Sky Lounge / Bar,Restaurant / Cafe,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage,Solar Pannel

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units

Reva Tower 1	3	25	6	1 BHK	150
Vega Tower 2	3	25	6	2 BHK	150
Tower 3	3	25	6	1 BHK	150
Udyat - Tower 4	3	25	6	1 BHK,2 BHK	150
Araha- Tower 5	3	25	6	1 BHK,2 BHK	150
Rivan- Tower 6	3	25	6	1 BHK,2 BHK	150
First Habitable Floor				1st	

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Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Boom Barriers,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Goods Lift

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	407 - 409 sqft
2 BHK	577 - 610 sqft
1 BHK	407 - 409 sqft
1 BHK	425 sqft
2 BHK	627 - 634 sqft
1 BHK	425 sqft
2 BHK	627 - 634 sqft
1 BHK	425 sqft
2 BHK	627 - 634 sqft

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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	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Air Conditioners

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 10450	INR 4253150	INR 4477000 to 4675000
2 BHK	INR 10450	INR 6029650	INR 6347000 to 6974000

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	80:20 subvention scheme by the builder
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd

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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	55
Infrastructure	50
Local Environment	100
Land & Approvals	58
Project	82
People	56
Amenities	100
Building	57
Layout	53
Interiors	73

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Pricing	63
Total	**67/100**

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