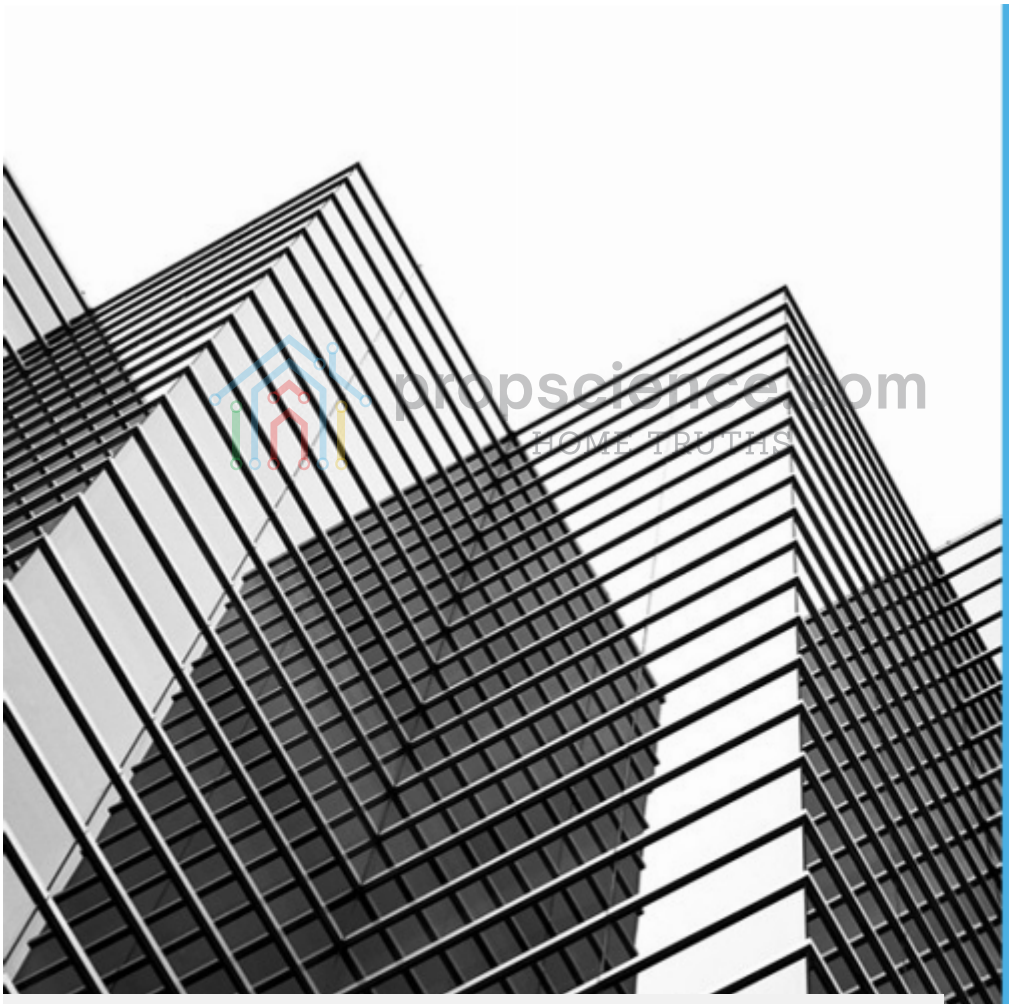
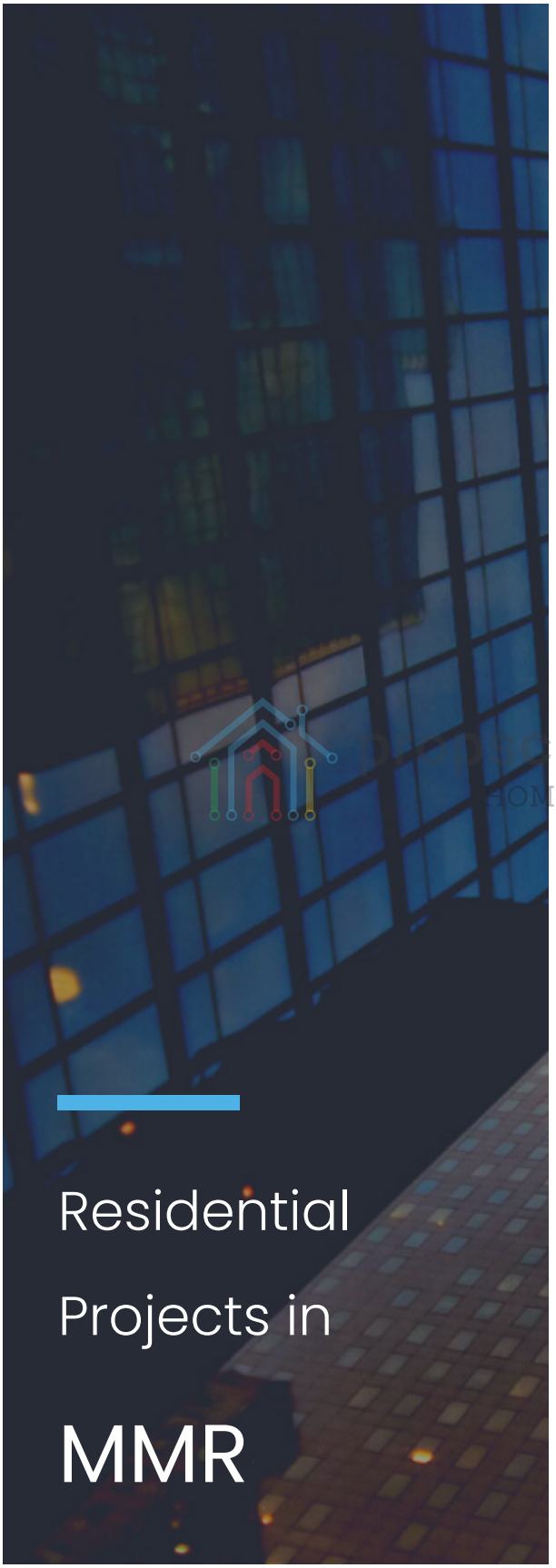
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PROP REPORT



Godrej Platinum Wing B4

MahaRERA Number : P51800013802



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 Vikhroli (East). Vikhroli is a suburb of Mumbai located on the northeastern side of the city. It is also home to one of the largest mangrove forests in Maharashtra. Vikhroli East is a developing locality in the eastern part of the Mumbai comprising of multi-storey residential as well as commercial developments. It is home to a number of churches and temples. It is a growing area driven by proximity to various business parks, SEZs, IT parks, and industrial areas.

Post Office	Police Station	Municipal Ward
Psm Colony	NA	Ward S

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Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 140 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **9.5 Km**
- Godrej Boyce Bus Stop **750 Mtrs**
- Ghatkopar Metro Station **4.8 Km**
- Vikhroli Railway Station **1.5 Km**
- Eastern Express Hwy **700 Mtrs**
- Godrej Memorial Hospital **450 Mtrs**
- Udayachal High School **550 Mtrs**
- R City Mall **5.2 Km**
- Manpasand Corner **1.6 Km**

GODREJ PLATINUM WING
B4

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	3	1

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B4

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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

GODREJ PLATINUM WING B4

PROJECT & AMENITIES

Time Line	Size	Typography
2020 Ready to move	3.26 Acre	2 BHK,3 BHK,4 BHK

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Project Amenities

Sports	Tennis Court,Swimming Pool,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Sit-out Area
Business & Hospitality	Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

GODREJ PLATINUM WING B4

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower B4	3	28	4	2 BHK,3 BHK,4 BHK	112

First Habitable Floor	1st Floor

Services & Safety

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- **Security :** Society Office,Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** Sprinkler System,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

GODREJ PLATINUM WING B4

FLAT INTERIORS

Configuration	RERA Carpet Range

2 BHK	815 - 830 sqft
3 BHK	1190 - 1221 sqft
4 BHK	1965 - 1979 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Marble Flooring
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	Home Automation
White Goods	Chimney & Hob,Modular Kitchen,Geyser

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GODREJ PLATINUM WING B4

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 35542.17	INR 29000000	INR 29000000 to 29500000
3 BHK	INR 37815.13	INR 45000000	INR 45000000 to 50000000
4 BHK	INR 45780.7	INR 90000000	INR 90000000 to 90600000

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

GST	Stamp Duty	Registration
0%	5%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 400000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.

Payment Plan	NA
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans,PNB Housing Finance Ltd

Transaction History

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

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ANNEXURE A

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Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
March 2022	843	1304	INR 24500000	INR 29062.87
March 2022	843	NA	INR 27900000	INR 33096.09
March 2022	843	13	INR 24500000	INR 29062.87
February 2022	1031	1	INR 24000000	INR 23278.37
January 2022	859	1	INR 24000000	INR 27939.46

December 2021	815	3	INR 28600000	INR 35092.02
December 2021	844	10	INR 28750000	INR 34063.98
December 2021	928	1	INR 26829693	INR 28911.31
November 2021	1207	22	INR 33165562	INR 27477.68
November 2021	1333	17	INR 41250000	INR 30945.24
November 2021	1011	21	INR 28600000	INR 28288.82
September 2021	1031	15	INR 25800000	INR 25024.25
July 2021	1011	21	INR 27000000	INR 26706.23
April 2021	1528	26	INR 55772750	INR 36500.49
April 2021	430	6	INR 8400000	INR 19534.88
March 2021	1333	20	INR 39000000	INR 29257.31
March 2021	859	1	INR 27500000	INR 32013.97

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March 2021	843	24	INR 27300000	INR 32384.34
February 2021	1031	8	INR 25800000	INR 25024.25
January 2021	1528	24	INR 47866297	INR 31326.11

GODREJ PLATINUM WING B4

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.

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Category	Score
Place	48
Connectivity	83
Infrastructure	72

Local Environment	80
Land & Approvals	64
Project	69
People	56
Amenities	48
Building	57
Layout	62
Interiors	63
Pricing	30
Total	**61/100**

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GODREJ PLATINUM WING B4

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