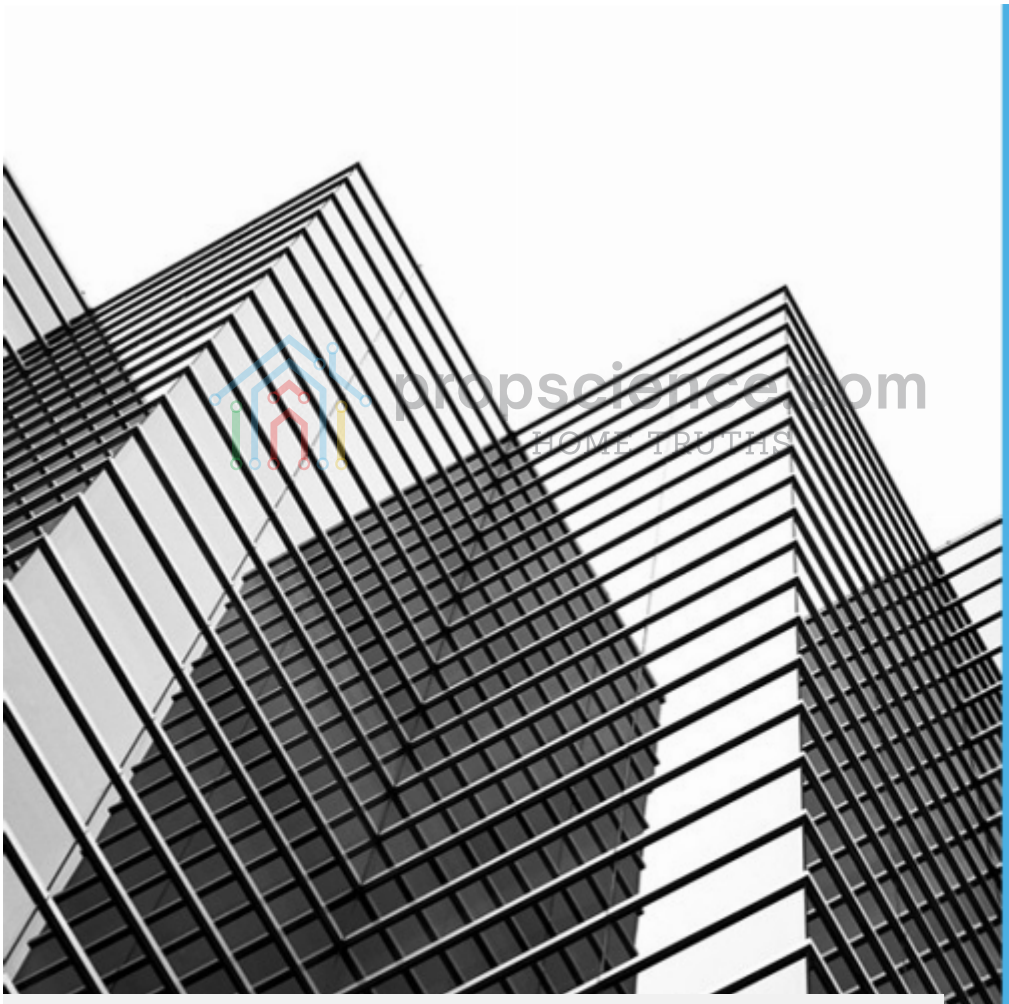
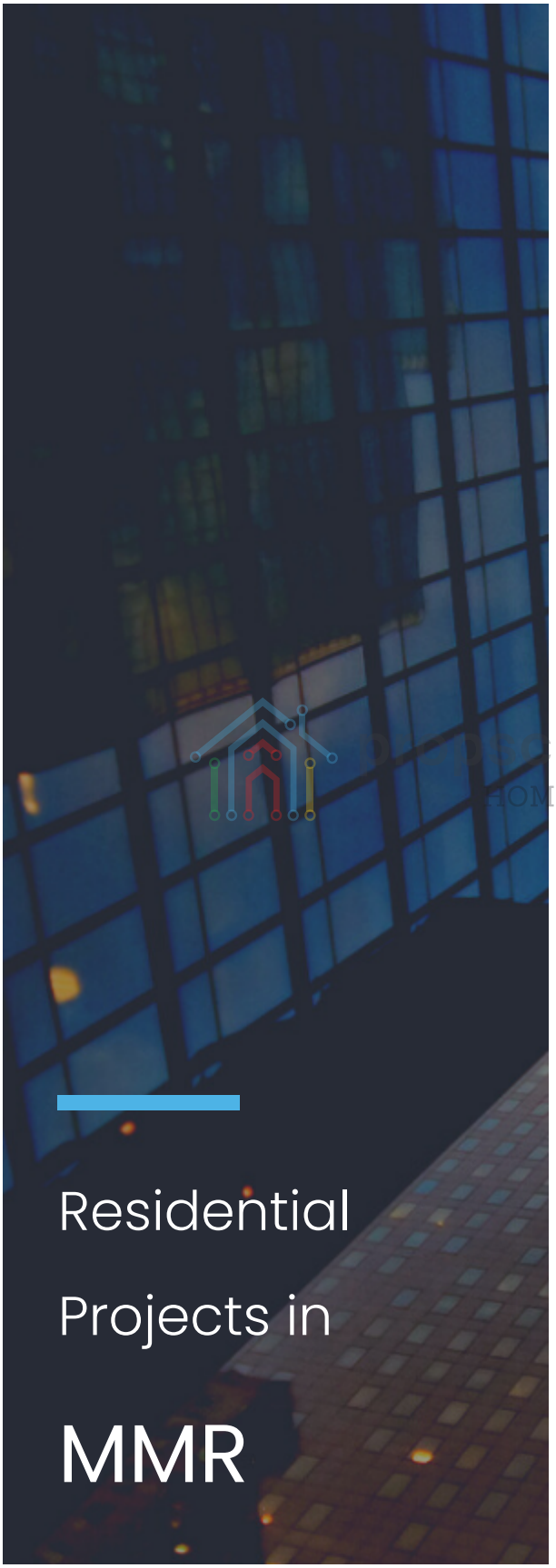
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PROP REPORT



Godrej The Trees Phase I

MahaRERA Number : P51800000165



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
Piroshanagar	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 **12 Km**
- Bus Terminus on LBS Marg **3 Km**
- Mumbai Metro Terminus at Ghatkopar **4 Km**
- Vikhroli Railway Station **3.2 Km**
- Eastern Express Highway **0.1 Km**
- Godrej Memorial Hospital, Opposite Godrej Platinum, Eastern Express Hwy, Vikhroli, Mumbai, Maharashtra 400079 **2.9 Km**
- Udayachal High School, Pirojshanagar, Vikhroli East, Mumbai, Maharashtra 400079 **1.7 Km**
- R City Mall **4.3 Km**
- Nature's Basket Vikhroli **180 Mtrs**

GODREJ THE TREES PHASE I

LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	NA	2

GODREJ THE TREES PHASE I

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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GODREJ THE TREES PHASE I

PROJECT & AMENITIES

Time Line	Size	Typography

2021 Ready to move	34.20 Acre	1 BHK,2 BHK,3 BHK,4 BHK,5 BHK,Duplex,Penthouse

Project Amenities

Sports	Multipurpose Court,Tennis Court,Swimming Pool,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Steam Room,Spa,Senior Citizen Zone,Sit-out Area
Business & Hospitality	ATM / Bank Attached
Eco Friendly Features	Landscaped Gardens

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GODREJ THE TREES PHASE I

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
The Trees, Residential Phase 1 - A	2	18	4	1 BHK,2 BHK,3 BHK	72

The Trees, Residential Phase 1 - B	2	18	4	1 BHK,2 BHK,3 BHK	72
The Trees, Residential Phase 1 - C	2	18	4	1 BHK,2 BHK,3 BHK	72
The Trees, Residential Phase 1 - D	2	18	4	1 BHK,2 BHK,3 BHK	72
The Trees, Residential Phase 1 - E	2	18	4	1 BHK,2 BHK,3 BHK,Penthouse	72
The Trees, Residential Phase 1 - F	2	18	4	2 BHK,3 BHK,Duplex,Penthouse	72
The Trees, Residential Phase 1 - G	2	18	4	1 BHK,2 BHK	72
The Trees, Residential Phase 1 - H	2	18	4	1 BHK,2 BHK	72
The Trees, Residential Phase 1 - I	2	18	4	1 BHK,2 BHK,3 BHK,Penthouse	72

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The Trees, Residential Phase 1 - J	2	18	4	2 BHK,3 BHK,4 BHK,5 BHK,Penthouse	72

First Habitable Floor	2nd Floor

Services & Safety

- **Security :** 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 THE TREES PHASE I

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	474.9 sqft
3 BHK	839.26 sqft
1 BHK	560.48 sqft

2 BHK	723.12 sqft
4 BHK	1291.67 sqft
5 BHK	1553.66 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Marble Flooring,Wooden Flooring,Vitrified Tiles
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	WIFI enabled
White Goods	Chimney & Hob,Modular Kitchen,Geyser,Water Purifier

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GODREJ THE TREES PHASE I

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 38895.23	INR 18500000	INR 18500000 to 21800000
3 BHK	INR 38843.74	INR 32600000	INR 32600000
2 BHK	INR 38859.39	INR 28100000	INR 28100000
4 BHK	INR 38864.42	INR 50200000	INR 50200000
5 BHK	INR 38875.94	INR 60400000	INR 60400000

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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,SBI 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.
May 2022	476	8	INR 16570271	INR 34811.49
May 2022	750	10	INR 24500000	INR 32666.67
March 2022	480	NA	INR 16500000	INR 34375

March 2022	1192	NA	INR 45871256	INR 38482.6
February 2022	482	7	INR 16426442	INR 34079.76
February 2022	900	9	INR 26300000	INR 29222.22
December 2021	480	3	INR 16251000	INR 33856.25
December 2021	788	7	INR 29700211	INR 37690.62
October 2021	774	10	INR 30500000	INR 39405.68
September 2021	1092	12	INR 51000000	INR 46703.3
September 2021	1112	12	INR 54000000	INR 48561.15
August 2021	495	10	INR 17401847	INR 35155.25
August 2021	1392	12	INR 60000000	INR 43103.45
July 2021	1319	4	INR 39746937	INR 30134.14
June 2021	1059	16	INR 52500000	INR 49575.07

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May 2021	2223	NA	INR 74000000	INR 33288.35
March 2021	900	15	INR 30000000	INR 33333.33
March 2021	1059	16	INR 52500000	INR 49575.07
December 2020	925	4	INR 36000000	INR 38918.92
November 2020	1081	15	INR 50700000	INR 46901.02

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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	48

Connectivity	73
Infrastructure	78
Local Environment	80
Land & Approvals	64
Project	55
People	56
Amenities	56
Building	57
Layout	65
Interiors	80
Pricing	30
Total	**62/100**

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GODREJ THE TREES PHASE I

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