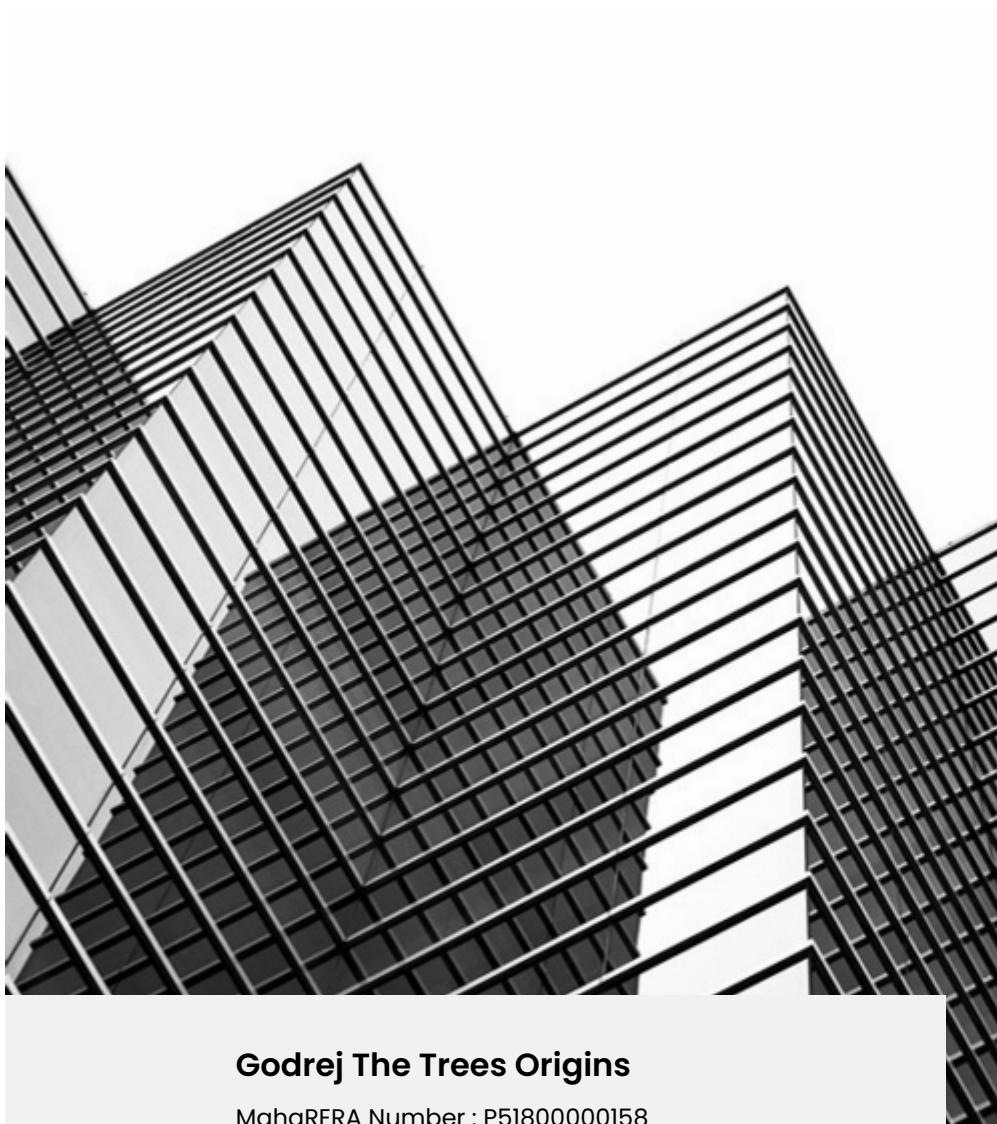


propscience.com

# PROP REPORT



**Godrej The Trees Origins**

MahaRERA Number : P51800000158



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 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

### 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 **5 Km**
- Vikhroli Railway Station **2 Km**
- Eastern Express Highway **100 Mtrs**
- Godrej Memorial Hospital, Opposite Godrej Platinum, Eastern Express Hwy, Vikhroli, Mumbai, Maharashtra 400079 **2.9 Km**
- Udayachal High School **1.7 Km**
- R City Mall **4.3 Km**
- Nature's Basket Vikhroli **180 Km**

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## LAND & APPROVALS

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

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

## Project Amenities

<b>Sports</b>	Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	Yoga Room / Zone,Spa,Senior Citizen Zone,Sit-out Area,Reflexology Park
<b>Business &amp; Hospitality</b>	Community Hall,Multipurpose Hall
<b>Eco Friendly Features</b>	Green Zone,Rain Water Harvesting,Landscaped Gardens

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
The Trees, Origins - P	1	10	4	1 BHK,2 BHK	40
The Trees, Origins - Q	1	13	4	1 BHK,2 BHK	52

The Trees, Origins - R	2	13	4	1 BHK,2 BHK,3 BHK	52
The Trees, Origins - S	2	17	4	1 BHK,2 BHK,3 BHK,Penthouse	68
The Trees, Origins - T	2	17	4	2 BHK,3 BHK,4 BHK	68

First Habitable Floor	2nd Floor
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## Services & Safety

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

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	450.15 - 498.8 sqft

2 BHK	671.13 sqft
1 BHK	453.91 - 455.1 sqft
2 BHK	717.85 - 724.63 sqft
1 BHK	454.45 sqft
2 BHK	718.06 - 771.88 sqft
3 BHK	828.82 sqft
1 BHK	501.71 sqft
2 BHK	916.76 sqft
3 BHK	887.05 - 1283.17 sqft
Penthouse	14027.4 sqft
2 BHK	787.6 - 1051.74 sqft
3 BHK	1191.89 sqft
4 BHK	1584.56 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
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**Views Available**

Open Grounds / Landscape / Project Amenities

<b>Flooring</b>	Marble Flooring,Wooden Flooring,Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
<b>Finishing</b>	Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	Modular Kitchen

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## COMMERCIALS

<b>Configuration</b>	<b>Rate Per Sqft</b>	<b>Agreement Value</b>	<b>Box Price</b>
1 BHK	INR 38269.12	INR 18300000	INR 18300000 to 19200000

2 BHK	INR 38217.37	INR 30100000	INR 30100000 to 36000000
3 BHK	INR 38319.41	INR 39300000	INR 39300000
4 BHK	INR 38307.16	INR 60700000	INR 60700000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	5%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 400000	INR 0

<b>Festive Offers</b>	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,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.
November 2021	1151	2	INR 36500001	INR 31711.56
July 2021	1676	12	INR 61100000	INR 36455.85
May 2021	959	1	INR 37000000	INR 38581.86
March 2021	1665	12	INR 60000000	INR 36036.04
February 2021	936	7	INR 28400000	INR 30341.88
January 2021	928	7	INR 26000000	INR 28017.24
December 2020	455	10	INR 14829121	INR 32591.47
December 2020	470	8	INR 16675125	INR 35478.99

<b>October 2020</b>	455	6	INR 14785710	INR 32496.07
<b>October 2020</b>	450	10	INR 15703818	INR 34897.37
<b>September 2020</b>	1052	1	INR 33553600	INR 31895.06
<b>September 2020</b>	450	9	INR 15270520	INR 33934.49
<b>July 2020</b>	528	10	INR 13000000	INR 24621.21
<b>March 2020</b>	1009	11	INR 23500000	INR 23290.39
<b>February 2020</b>	454	12	INR 15647912	INR 34466.77
<b>January 2020</b>	454	NA	INR 14563540	INR 32078.28
<b>January 2020</b>	470	1	INR 14643150	INR 31155.64
<b>December 2019</b>	454	6	INR 14756340	INR 32502.95
<b>December 2019</b>	454	3	INR 14817469	INR 32637.6

**November  
2019**

1192

2

INR 39824620

INR 33409.92

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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	83
Infrastructure	64
Local Environment	80
Land & Approvals	58
Project	71

<b>People</b>	56
<b>Amenities</b>	62
<b>Building</b>	57
<b>Layout</b>	65
<b>Interiors</b>	63
<b>Pricing</b>	30
<b>Total</b>	<b>61/100</b>

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