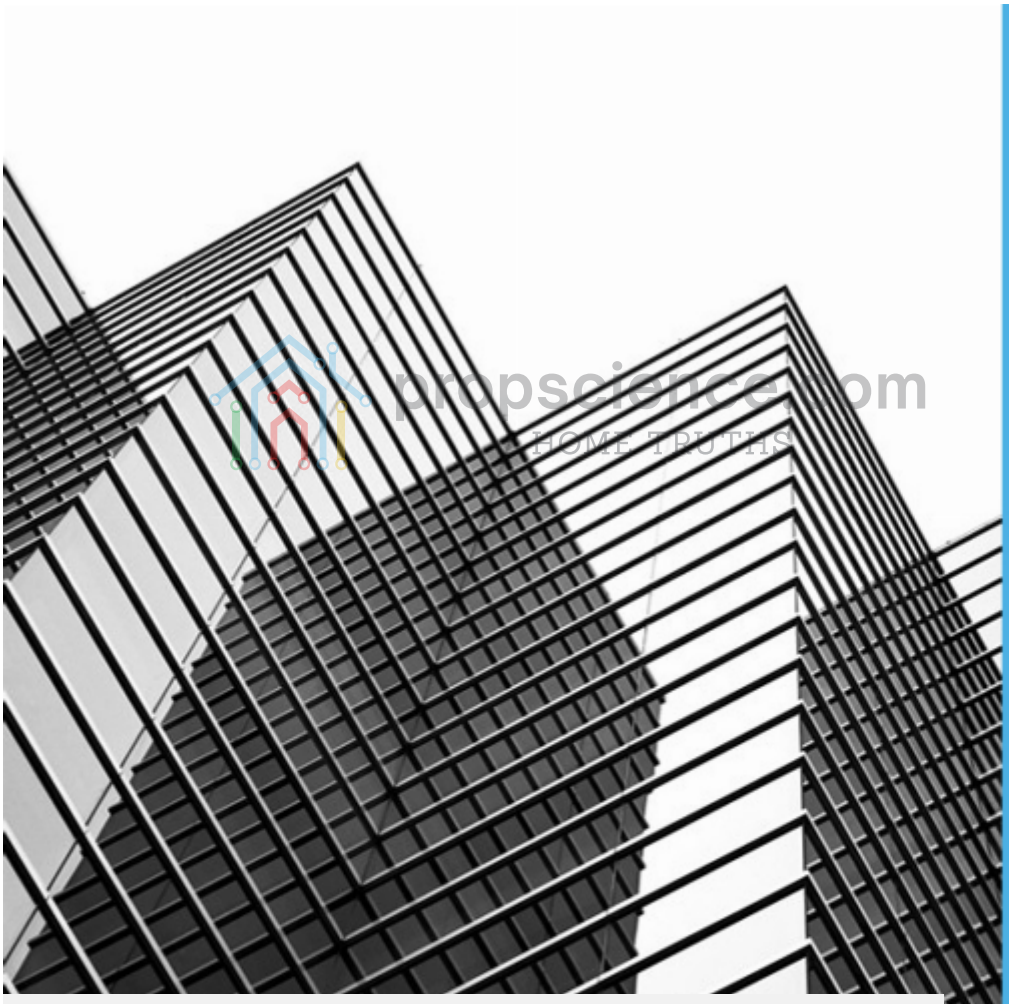
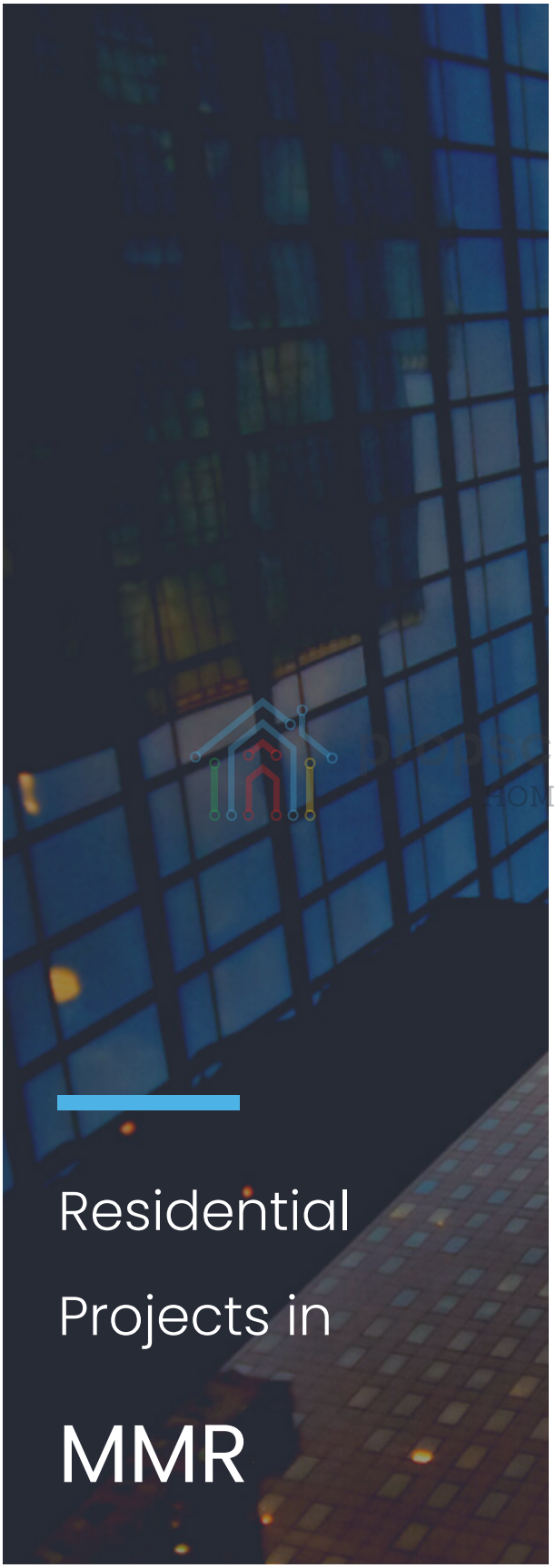
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PROP REPORT



Godrej The Trees Phase 2

MahaRERA Number : P51800000161



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 **12 Km**
- Bus Terminus on LBS Marg **3 Km**
- Mumbai Metro Terminus at Ghatkopar **5 Km**
- Vikhroli Railway Station **3.2 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 Mtrs**

GODREJ THE TREES PHASE 2

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 2

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 2

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 30th June, 2021	34.20 Acre	1 BHK,2 BHK,3 BHK,4 BHK,Duplex,Penthouse,Studio

Project Amenities

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

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GODREJ THE TREES PHASE 2

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
The Trees Residential Phase 2 - K	2	18	3	1 BHK,2 BHK,Studio	54

The Trees Residential Phase 2 - L	2	18	3	1 BHK,2 BHK	54
The Trees Residential Phase 2 - M	2	12	3	2 BHK,3 BHK	36
The Trees Residential Phase 2 - N	2	18	3	3 BHK,Duplex,Penthouse	54
The Trees Residential Phase 2 - O	2	18	3	3 BHK,4 BHK,Duplex,Penthouse	54
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 nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

GODREJ THE TREES PHASE 2

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	456.61 - 475.65 sqft
Studio	330.13 sqft
2 BHK	586.74 sqft
1 BHK	418.5 - 646.27 sqft
2 BHK	652.62 - 734.09 sqft
2 BHK	701.26 - 818.7 sqft
3 BHK	1013.74 - 1033.87 sqft
Duplex	1640.1 - 1700.81 sqft
3 BHK	860.14 - 1004.7 sqft
Penthouse	1723.95 - 2017.59 sqft
3 BHK	880.7 - 923.65 sqft

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Duplex	1604.04 sqft
Penthouse	1739.77 - 2172.05 sqft
4 BHK	1109.65 - 1128.38 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	Home Automation
White Goods	Chimney & Hob,Modular Kitchen

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GODREJ THE TREES PHASE 2

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 38838.26	INR 18500000	INR 18500000 to 25100000
2 BHK	INR 38823.58	INR 28500000	INR 28500000 to 31800000
3 BHK	INR 38832.75	INR 34200000	INR 34200000 to 40200000

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

GST	Stamp Duty	Registration
5%	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.

GODREJ THE TREES PHASE 2

ANNEXURE A

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Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
March 2021	680	13	INR 17000000	INR 25000
March 2021	680	3	INR 14000000	INR 20588.24
January 2021	961	10	INR 39257970	INR 40851.17
September 2020	1004	15	INR 42353772	INR 42185.03
January 2020	680	6	INR 25000000	INR 36764.71

December 2019	881	13	INR 39056714	INR 44332.25
December 2019	961	7	INR 38662150	INR 40231.17
December 2019	680	6	INR 25000000	INR 36764.71
November 2019	1112	3	INR 41897908	INR 37677.97
October 2019	480	10	INR 15195488	INR 31657.27

GODREJ THE TREES PHASE 2

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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	64
People	56
Amenities	56
Building	57
Layout	61
Interiors	70
Pricing	30
Total	**61/100**

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