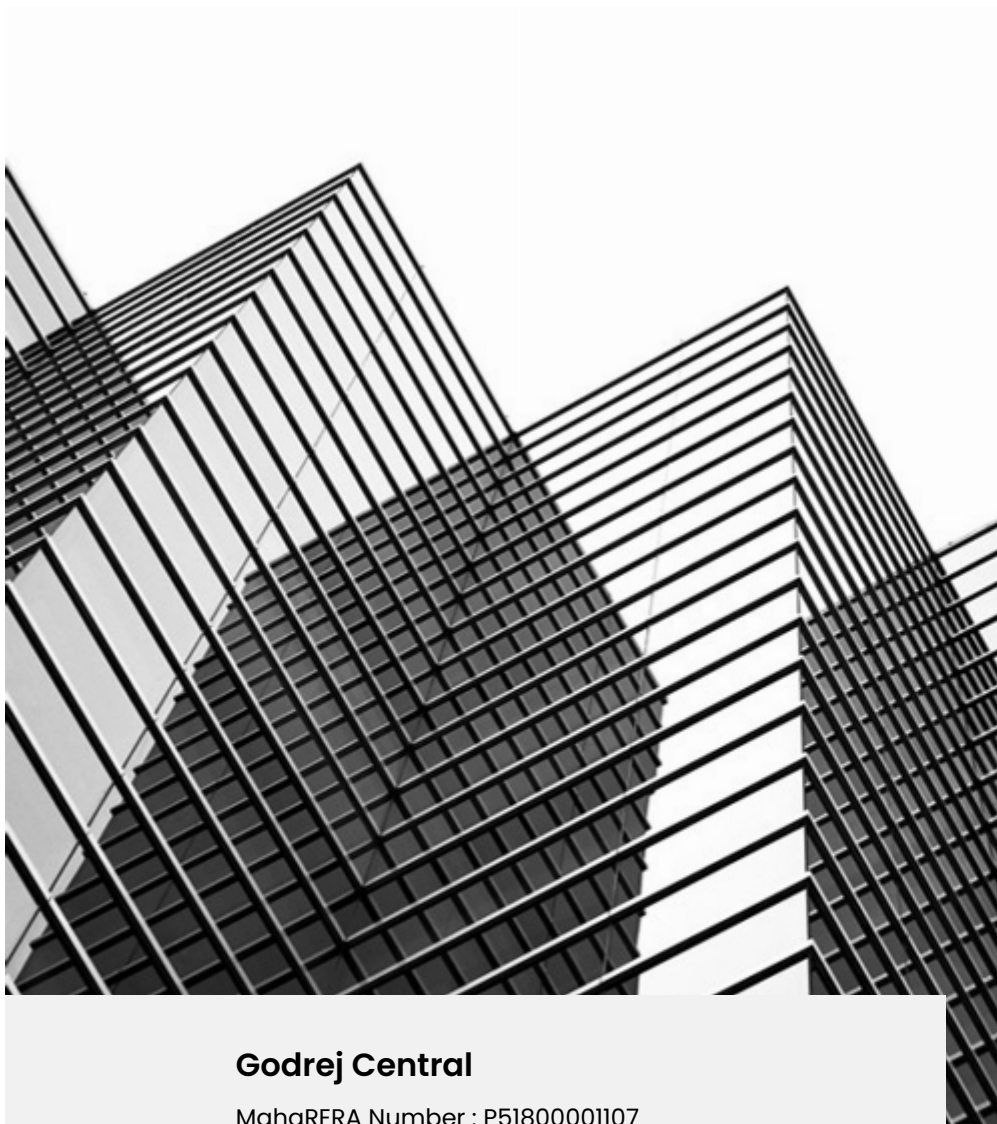


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# PROP REPORT



**Godrej Central**

MahaRERA Number : P51800001107



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 Chembur (East). Chembur is an upmarket large suburb in Mumbai. Chembur is also said to be a reference to Chevul at the mouth of the Kundalika River on mainland Maharashtra. S V Patel Nagar, Gurudwara, Aggarwal Colony, Central Railway Colony, New Rna Colony are the neighbouring localities to Chembur East. After independence, Chembur was one of the sites where refugee camps were set up to settle refugees after partition. The industrialisation of Trombay during and after the war led to the demand for housing and the growth of Chembur thereafter. Famous studios like the RK studios built by the late Raj Kapoor were present in Chembur.

Post Office	Police Station	Municipal Ward
Tilak Nagar	Tilak Nagar Police Station	Ward M East

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 46 AQI and the noise pollution is 0 to 50 dB.

### Connectivity & Infrastructure

- Domestic Airport **11.6 Km**
- Chhatrapati Shivaji Maharaj International Airport **11.4 Km**
- Sahakar Nagar, Thakkar Bappa Colony Rd, Sai Baba Nagar, Kurla, Mumbai, Maharashtra 400071 **300 Mtrs**
- Tilak Nagar Railway Station **300 Mtrs**
- Eastern Express Hwy, Maharashtra **1 Km**
- Sushrut Hospital & Research Centre, 365, Sant Vershaw Kakkaya Marg, Swastik Park, Chembur, Mumbai, Maharashtra 400071 **1.7 Km**
- St. Anthony's Girls' High School, St Anthony's Rd, Chembur, Mumbai, Maharashtra 400071 **2.1 Km**
- K Star Mall, Sion - Trombay Rd, near Chembur, Diamond Garden, Basant Garden, Chembur, Mumbai, Maharashtra 400071 **2 Km**
- Krishna Retail Marketing, Shop No. E/18-A Nanda Deep, Everest Society, Shell Colony, Chembur, Mumbai, Maharashtra 400071 **300 Mtrs**

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## LAND & APPROVALS

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

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## BUILDER & CONSULTANTS

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<b>Project Funded By</b>	<b>Architect</b>	<b>Civil Contractor</b>
NA	NA	NA

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## PROJECT & AMENITIES

<b>Time Line</b>	<b>Size</b>	<b>Typography</b>
Completed on 31st December, 2019	17541.98 Sqmt	2 BHK,2.5 BHK,3 BHK

### Project Amenities

<b>Sports</b>	Badminton Court,Multipurpose Court,Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym,Indoor Games Area
<b>Leisure</b>	Amphitheatre,Open Stage Theatre,Yoga Room / Zone,Steam Room,Library / Reading Room,Temple
<b>Business &amp; Hospitality</b>	Banquet Hall,Clubhouse,Multipurpose Hall
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	2	15	4	2 BHK,2.5 BHK	60
Wing B	2	15	4	3 BHK	60
Wing C	2	15	4	2 BHK,2.5 BHK	60
Wing D	2	15	4	2 BHK,2.5 BHK	60
Wing E	2	15	4	2.5 BHK,3 BHK	60
Wing F	2	15	4	2 BHK,2.5 BHK	60
Wing G	2	15	4	2 BHK,3 BHK	60
Wing H	2	15	4	2 BHK	60
Wing I	2	15	4	2 BHK	60
Wing J	2	15	4	3 BHK	60

Wing L	2	15	4	3 BHK	60
Wing M	2	15	4	3 BHK	60
Wing N	2	15	4	3 BHK	60
Wing O	2	15	4	3 BHK	60
Wing P	2	15	4	3 BHK	60
Wing Q	2	15	4	3 BHK	60
Wing R	2	15	4	2.5 BHK,3 BHK	60

First Habitable Floor	Ground Floor
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## Services & Safety

- **Security** : Maintenance Staff,Security System / CCTV,Intercom Facility
- **Fire Safety** : NA
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

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## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	731 - 751 sqft
2.5 BHK	843 - 916 sqft
3 BHK	1165 sqft
2 BHK	731 - 751 sqft
2.5 BHK	843 - 916 sqft
2 BHK	731 - 751 sqft
2.5 BHK	843 - 893 sqft
2.5 BHK	843 - 916 sqft
3 BHK	1165 sqft
2 BHK	731 - 751 sqft
2.5 BHK	843 - 916 sqft
2 BHK	731 - 751 sqft
3 BHK	1165 sqft



2 BHK	731 - 751 sqft
2 BHK	731 - 751 sqft
3 BHK	1165 sqft
3 BHK	1165 sqft
3 BHK	1165 sqft
3 BHK	1165 sqft
3 BHK	1165 sqft
3 BHK	1165 sqft
3 BHK	1165 sqft
3 BHK	1165 sqft
3 BHK	1165 sqft
2.5 BHK	843 - 916 sqft
3 BHK	1165 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
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<b>Views Available</b>	Road View / No View
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<b>Flooring</b>	Marble Flooring, Vitrified Tiles
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<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
<b>Finishing</b>	False Ceiling,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	WIFI enabled
<b>White Goods</b>	Modular Kitchen

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 18800000 to 19300000
2.5 BHK	--	--	INR 21700000 to 23550000
3 BHK	--	--	INR 30000000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 0	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,ICICI Bank,IIFL Bank,SBI Bank

### Transaction History

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

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## ANNEXURE A

<b>Transection Date</b>	<b>Carpet Area</b>	<b>Floor</b>	<b>Sale Price</b>	<b>Rate per sq.ft.</b>
<b>March 2022</b>	945	NA	INR 16000000	INR 16931.22

<b>March 2022</b>	891	NA	INR 22200000	INR 24915.82
<b>February 2022</b>	1068	11	INR 22200000	INR 20786.52
<b>January 2022</b>	901	4	INR 15500000	INR 17203.11
<b>December 2021</b>	1141	15	INR 20140200	INR 17651.36
<b>October 2021</b>	891	NA	INR 20100000	INR 22558.92
<b>October 2021</b>	1165	1	INR 26640000	INR 22866.95
<b>September 2021</b>	1397	11	INR 27200000	INR 19470.29
<b>September 2021</b>	1204	9	INR 24000000	INR 19933.55
<b>August 2021</b>	854	15	INR 13363138	INR 15647.7
<b>August 2021</b>	1069	6	INR 18100000	INR 16931.71
<b>July 2021</b>	1204	9	INR 24000000	INR 19933.55
<b>July 2021</b>	1324	1	INR 24668498	INR 18631.8

June 2021	955	NA	INR 17012181	INR 17813.8
June 2021	1069	6	INR 18100000	INR 16931.71
May 2021	901	6	INR 16500000	INR 18312.99
May 2021	1324	7	INR 22500000	INR 16993.96
March 2021	1324	15	INR 22175191	INR 16748.63
March 2021	751	3	INR 17300000	INR 23035.95
March 2021	1193	10	INR 25059461	INR 21005.42

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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

<b>Connectivity</b>	83
<b>Infrastructure</b>	86
<b>Local Environment</b>	90
<b>Land &amp; Approvals</b>	56
<b>Project</b>	75
<b>People</b>	39
<b>Amenities</b>	76
<b>Building</b>	53
<b>Layout</b>	56
<b>Interiors</b>	63
<b>Pricing</b>	30
<b>Total</b>	<b>63/100</b>

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GODREJ CENTRAL

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