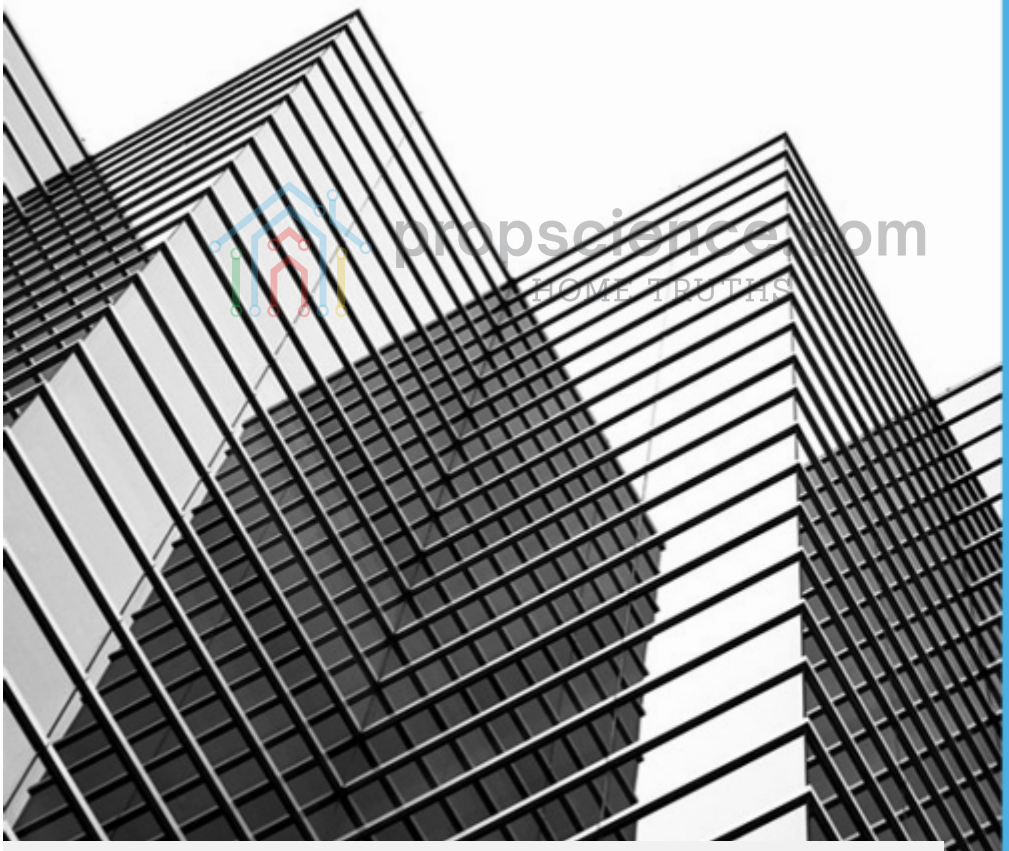
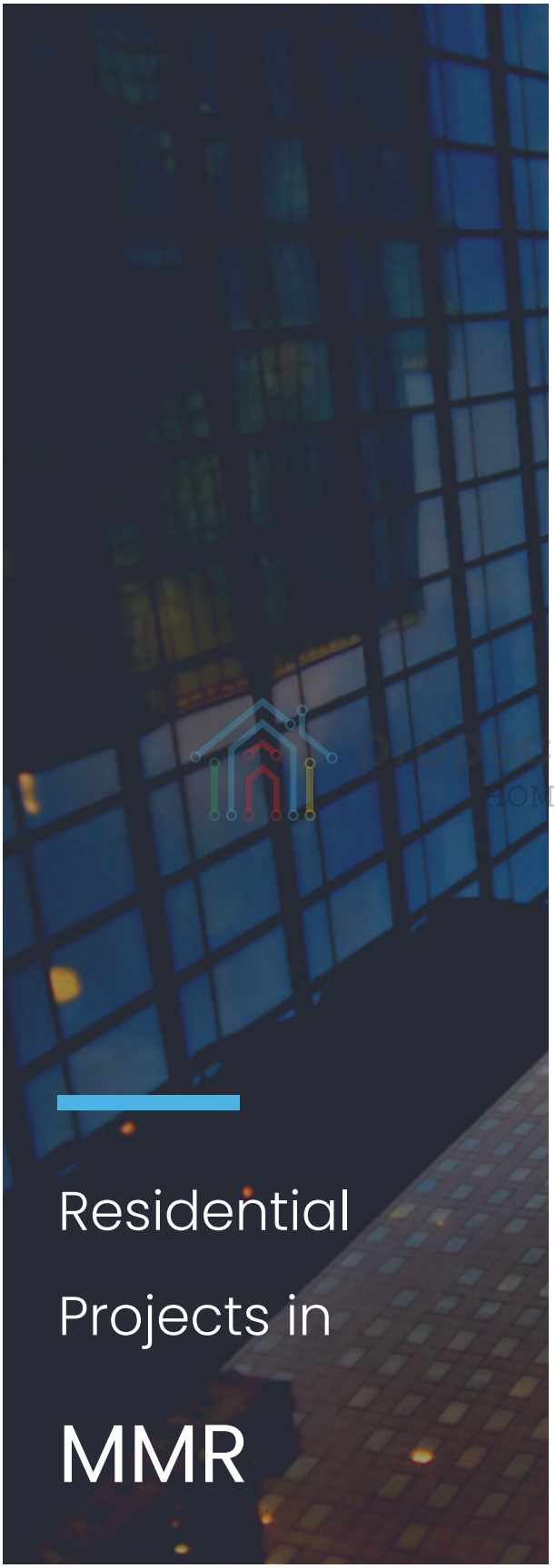
propscience.com

PROP REPORT



Godrej Emerald Thane

MahaRERA Number : P51700000120



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.

Propscience.com HOME TRUTHS

LOCATION

The project is in Moghar Pada-Kasarvadavali. Kasarvadavali is an area in Thane Ghodbunder Road, located between the Waghbil and Bhainderpada areas. It is well connected by state buses. Thane Railway Station is approximately 9 kilometres from the location and Mumbai International Airport is approximately 34 km. The planned Kasarvadavali Metro Station of Wadala-Mulund-Kasarvadavali metro line is under construction. There are many famous schools, colleges, hospitals, and shopping centres in the area. It is home to one of the famous temples from 600 AD. This temple is called Ram Temple and it is surrounded by a beautiful pond.

Post Office	Police Station	Municipal Ward
NA	NA	NA

propscience.com
HOME TRUTHS

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 76 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **31.8 Km**
- Poushmata Mandir Bus Stop **900 Km**
- Thane West Railway Station **14.2 Km**
- Ghodbunder Road **300 Mtrs**
- Vedant Super Speciality Hospital **2.3 Km**
- A. P. Shah Institute of Technology **2.9 Km**
- Hypercity **2.9 Km**
- D Mart **3.9 Km**

GODREJ EMERALD THANE

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	1	4

propscience.com
HOME TRUTHS

GODREJ EMERALD THANE

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

propscience.com
HOME TRUTHS

GODREJ EMERALD THANE

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2024	25154.78 Sqmt	1.5 BHK,2 BHK,3 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Multipurpose Court,Squash Court,Tennis Court,Putting Green,Skating Rink,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Amphitheatre,Mini Theatre,Yoga Room / Zone,Steam Room,Senior Citizen Zone,Pet Friendly,Sit-out Area
Business & Hospitality	Party Lawn,Restaurant / Cafe,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Herb Garden,Water Bodies / Koi Ponds,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage,Eco Friendly Paint

propscience.com
HOME TRUTHS

GODREJ EMERALD THANE

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units

Vista - Building Number 1 - Juniper	3	28	6	3 BHK	168
Vista - Building Number 2 - Fern	4	28	8	2 BHK	224
Building Number 3	3	28	6	1.5 BHK	168
Building Number 4	3	28	6	1.5 BHK,2 BHK	168
Building Number 5	3	28	6	1.5 BHK,2 BHK	168
Building Number 6	3	28	6	1.5 BHK,2 BHK	168
Building Number 7	3	28	6	3 BHK	168
First Habitable Floor				1st Floor	

propscience.com
HOME TRUTHS

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility

- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire cylinders
- **Sanitation :** There are nalas / contaminated water outlets near the project
- **Vertical Transportation :** Stretcher Lift,Goods Lift

GODREJ EMERALD THANE

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	620 - 901 sqft
2 BHK	641 - 720 sqft
1.5 BHK	463 - 476 sqft
1.5 BHK	489 sqft
2 BHK	621 - 644 sqft
1.5 BHK	489 sqft
2 BHK	621 - 644 sqft

propscience.com
HOME TRUTHS

1.5 BHK	470 - 483 sqft
2 BHK	703 sqft
3 BHK	826 - 920 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Water Body / City Skyline

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Safety door,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Dry Walls,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

propscience.com
HOME TRUTHS

GODREJ EMERALD THANE

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 15500	INR 9610000	INR 9610000 to 14260000
2 BHK	INR 15500	INR 9625500	INR 9625500 to 11160000
1.5 BHK	INR 15500	INR 7176500	INR 7176500 to 7579500

propscience.com

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 650000	INR 0

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

Payment Plan	Time Linked Payment
Bank Approved Loans	Axis Bank,Bank of Baroda,Bank of India,Canara Bank,HDFC Bank,ICICI Bank,Kotak Bank,SBI Bank

Transaction History

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

GODREJ EMERALD THANE

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.

propscience.com

Category	Score
Place	73
Connectivity	40
Infrastructure	78
Local Environment	80

Land & Approvals	62
Project	63
People	56
Amenities	84
Building	80
Layout	63
Interiors	73
Pricing	30
Total	**65/100**

propscience.com
HOME TRUTHS

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

propscience.com
HOME TRUTHS

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information of data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as

a client until certain formalities and requirements are met.

propscience.com
HOME TRUTHS