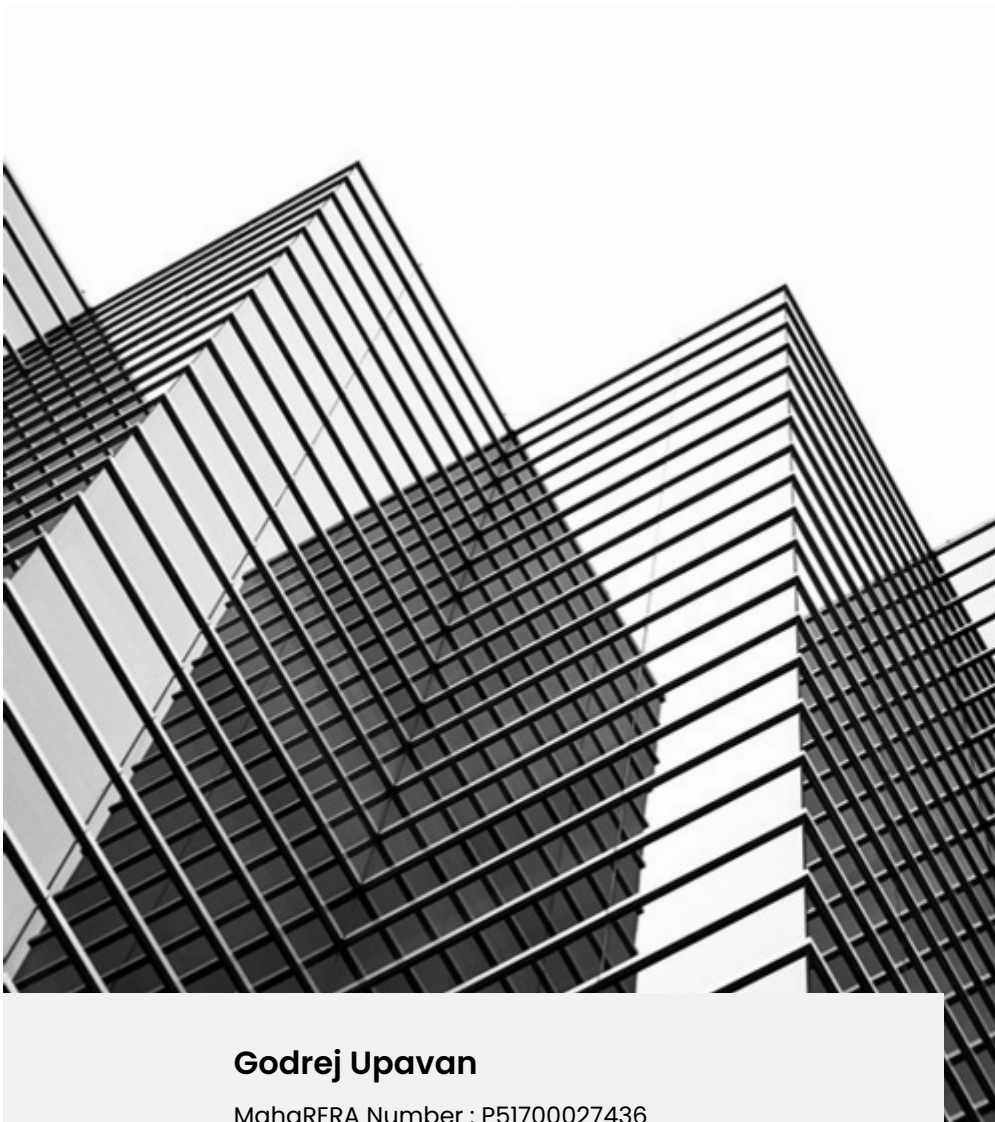


propscience.com

# PROP REPORT



**Godrej Upavan**

MahaRERA Number : P51700027436



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 Kalyan-Bhiwandi Road. Bhiwandi is a city in the Thane district. It is located 20 km northeast of Mumbai and 15 km northeast of the city of Thane and is part of the Mumbai Metropolitan Region. Bhiwandi is a well-known centre of logistics and textile industries. Although mainly inhabited by ethnic minorities, the area has become a secular city due to the development of infrastructure and industries. Bhiwandi Nizampur City Municipal Corporation is a civic body founded in 2002 Maharashtra State Government to manage the industrial community of Bhiwandi. Many renowned real estate developers are entering the market, along with some individual local developers. It is the main commercial centre connecting Mumbai and the rest of India via the Mumbai-Agra Highway.

Post Office	Police Station	Municipal Ward
Bhiwandi	Kalyan Taluka Police Station	Bhiwandi-Nizampur Municipal Corporation

### Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 57 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **34.2 Km**
- Bhiwandi Bus Depot **6.1 Km**
- Metro Line 5 **200 Mtrs**
- Bhiwandi Railway Station **5.0 Km**
- Mumbai Nashik ExpressWay **100 Mtrs**
- Fortis Hospital, Kalyan **8.8 Km**
- Poddar International school **8.6 Km**
- Metro Junction Mall **8.9 Km**
- D'Mart **10.4 Km**

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## LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
May 2022	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
Completed on 30th June, 2028	48503.96 Sqmt	1 BHK,2 BHK

## Project Amenities

<b>Sports</b>	Badminton Court,Cricket Pitch,Multipurpose Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Outdoor Gym,Indoor Games Area
<b>Leisure</b>	Senior Citizen Zone,Pet Friendly,Deck Area,Sit-out Area,Tree House
<b>Business &amp; Hospitality</b>	Barbeque Pit,Day Care,Party Lawn,Sky Lounge / Bar,Restaurant / Cafe,Multipurpose Hall
<b>Eco Friendly Features</b>	Waste Segregation,Herb Garden,Green Zone,Landscaped Gardens,Water Storage,Eco Friendly Paint

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower 7 - 12	6	33	12	1 BHK,2 BHK	396
<b>First Habitable Floor</b>				1st	

## Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Security Staff,Earthquake Resistant Design
- **Fire Safety** : Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Goods Lift

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	356 - 415 sqft
2 BHK	529 sqft
Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities
Flooring	Vitrified Tiles,Anti Skid Tiles

<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	NA
<b>White Goods</b>	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 13110	INR 4667160	INR 4912800 to 5727000
2 BHK	INR 13110	INR 6935190	INR 7300200

**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>	80:20 subvention scheme by the builder
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd

### 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>February 2022</b>	367	3	INR 3824811	INR 10421.83

<b>February 2022</b>	367	18	INR 3800682	INR 10356.08
<b>January 2022</b>	427	11	INR 5035783	INR 11793.4
<b>December 2021</b>	415	22	INR 4094933	INR 9867.31
<b>December 2021</b>	355	10	INR 3566999	INR 10047.88
<b>December 2021</b>	355	23	INR 3508306	INR 9882.55
<b>November 2021</b>	529	26	INR 6040722	INR 11419.13
<b>November 2021</b>	529	18	INR 5288390	INR 9996.96
<b>November 2021</b>	424	1	INR 4344030	INR 10245.35
<b>October 2021</b>	355	20	INR 3924049	INR 11053.66
<b>October 2021</b>	529	19	INR 5288390	INR 9996.96

<b>October 2021</b>	415	1	INR 4664207	INR 11239.05
<b>September 2021</b>	355	18	INR 3472972	INR 9783.02
<b>September 2021</b>	355	29	INR 3980089	INR 11211.52
<b>September 2021</b>	355	21	INR 3349197	INR 9434.36
<b>August 2021</b>	529	29	INR 5197438	INR 9825.02
<b>August 2021</b>	529	25	INR 5283713	INR 9988.12
<b>August 2021</b>	355	17	INR 3493132	INR 9839.81
<b>July 2021</b>	529	12	INR 5243505	INR 9912.11
<b>July 2021</b>	355	13	INR 3544207	INR 9983.68

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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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	55
<b>Connectivity</b>	65
<b>Infrastructure</b>	30
<b>Local Environment</b>	80
<b>Land &amp; Approvals</b>	58
<b>Project</b>	82
<b>People</b>	56
<b>Amenities</b>	84
<b>Building</b>	57
<b>Layout</b>	53
<b>Interiors</b>	73

<b>Pricing</b>	63
<b>Total</b>	<b>63/100</b>

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