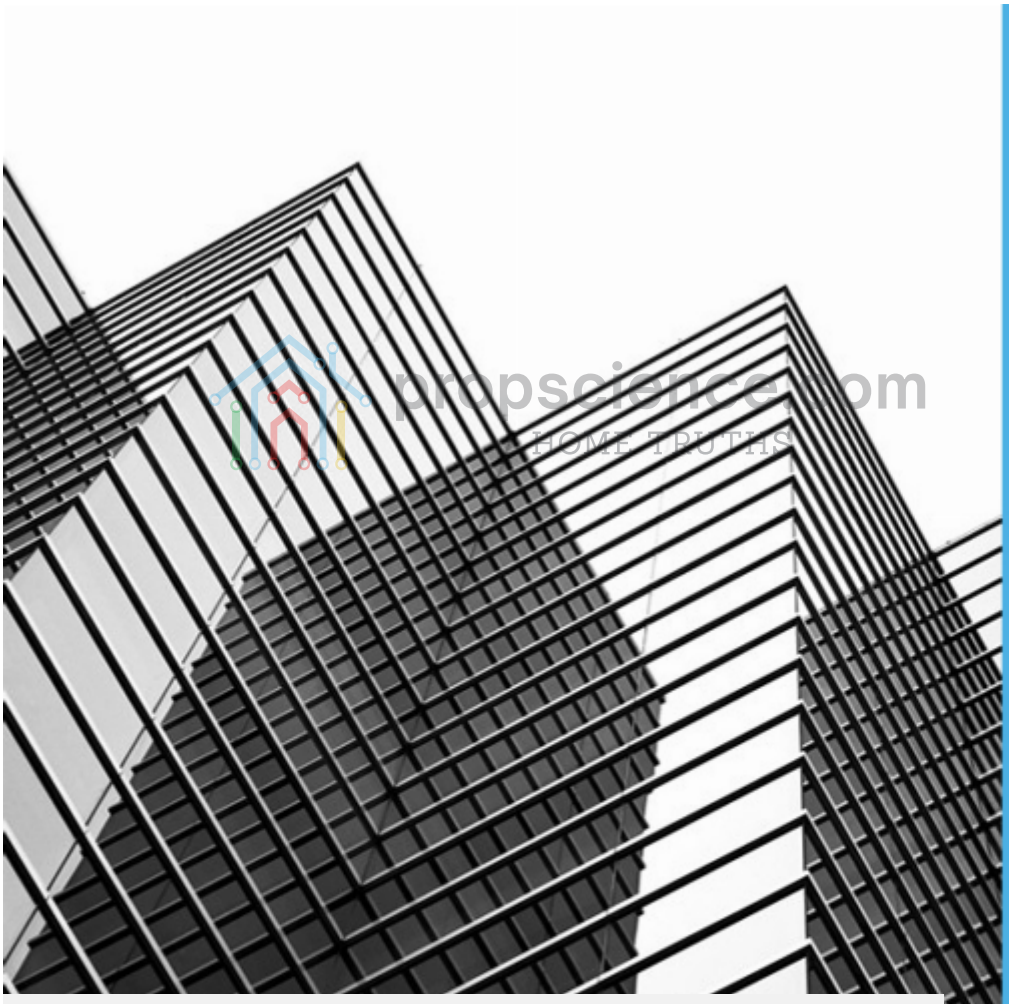
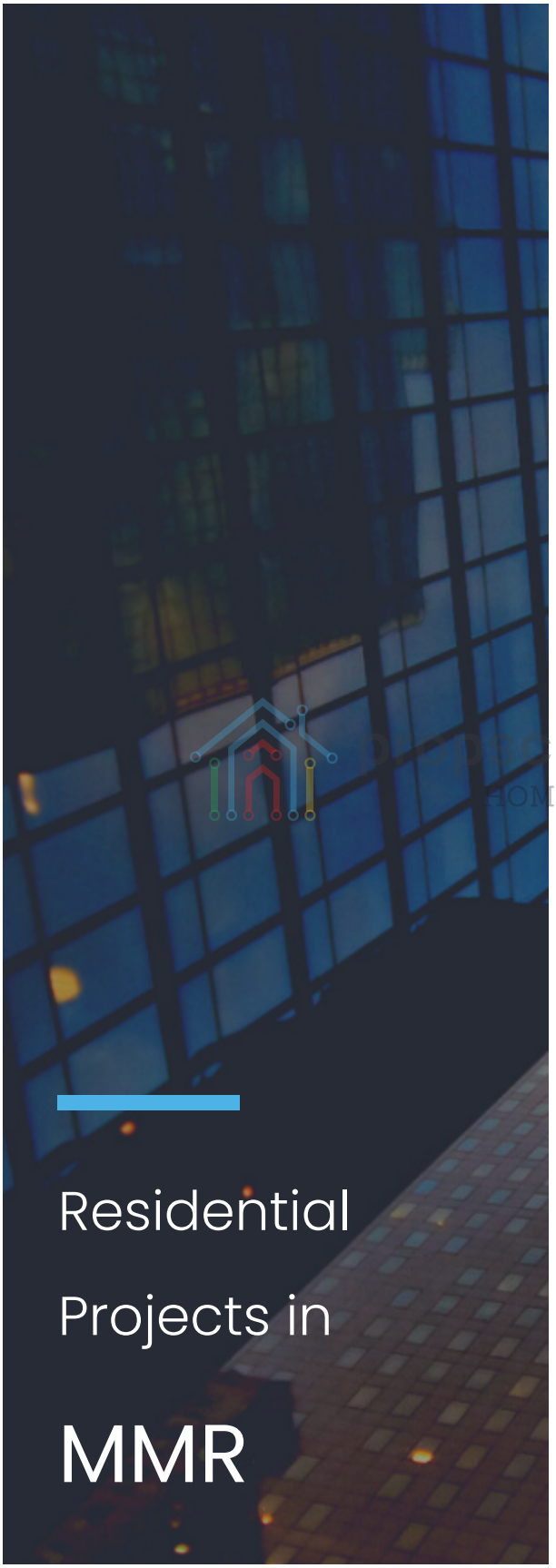
propscience.com

PROP REPORT



Godrej Upavan

MahaRERA Number : P51700027436



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 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

propscience.com
HOME TRUTHS

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**

GODREJ UPAVAN

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
May 2022	NA	1

propscience.com
HOME TRUTHS

GODREJ UPAVAN

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 UPAVAN

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2028	48503.96 Sqmt	1 BHK,2 BHK

Project Amenities

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

propscience.com
HOME TRUTHS

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

First Habitable Floor	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

GODREJ UPAVAN

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	356 - 415 sqft
2 BHK	529 sqft

propscience.com
HOME TRUTHS

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles,Anti Skid Tiles

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

GODREJ UPAVAN

propscience.com
HOME TRUTHS

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.

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

Festive Offers	80:20 subvention scheme by the builder
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd

propscience.com
HOME TRUTHS

Transaction History

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

GODREJ UPAVAN

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
February 2022	367	3	INR 3824811	INR 10421.83

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

propscience.com
HOME TRUTHS

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

propscience.com
HOME TRUTHS

GODREJ UPAVAN

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	55
Connectivity	65
Infrastructure	30
Local Environment	80
Land & Approvals	58
Project	82
People	56
Amenities	84
Building	57
Layout	53
Interiors	73

propscience.com
HOME TRUTHS

Pricing	63
Total	**63/100**

GODREJ UPAVAN

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.

propscience.com
HOME TRUTHS

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.

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