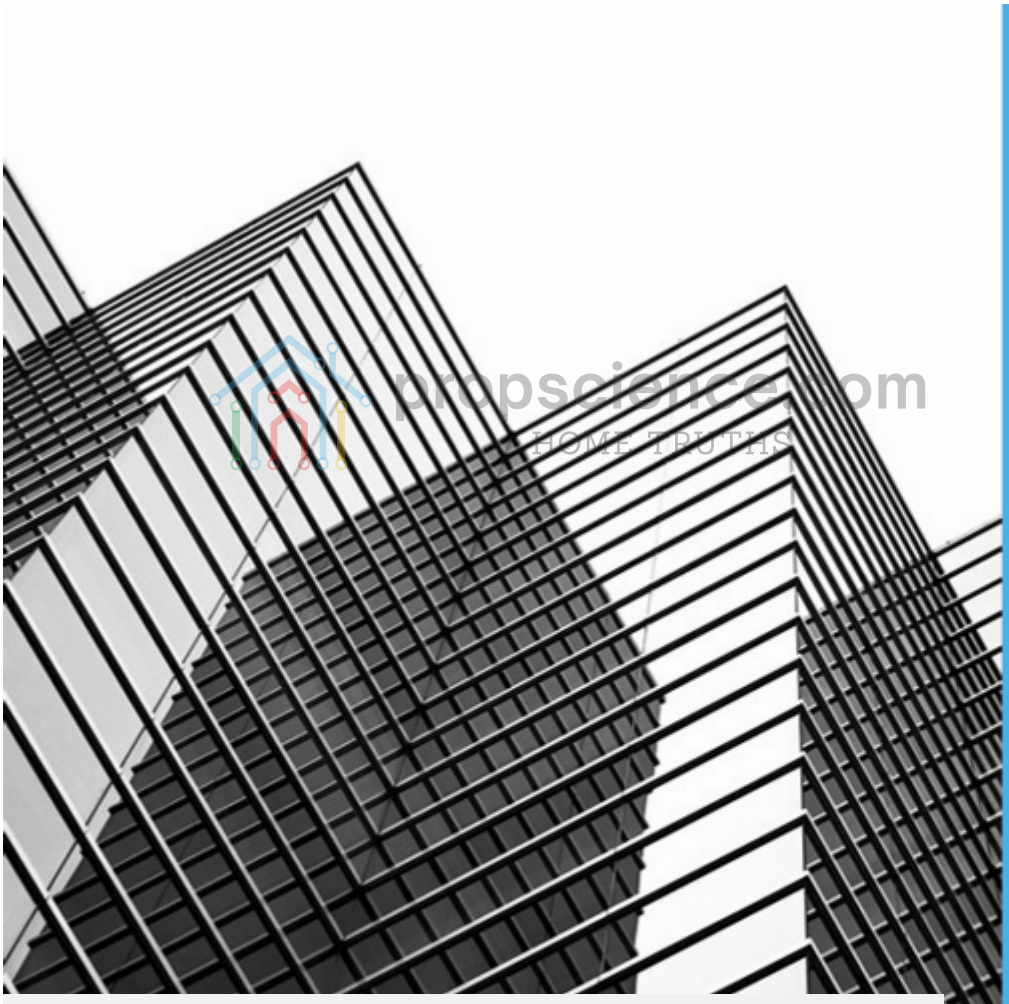
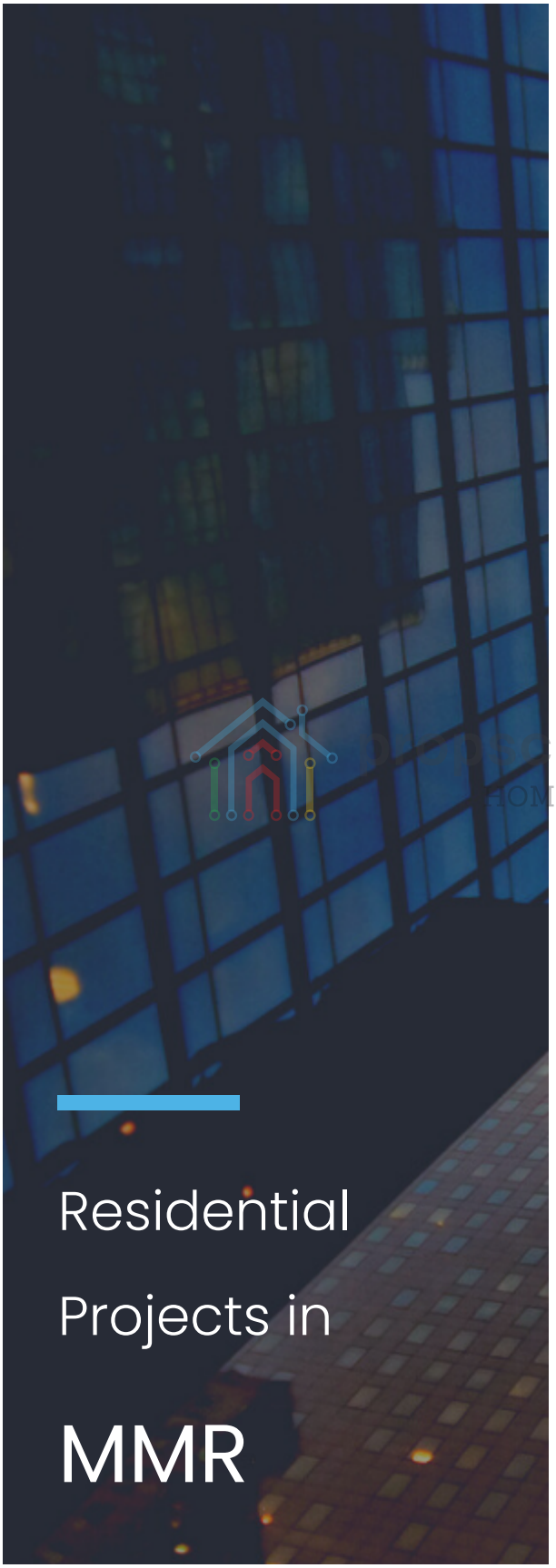
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PROP REPORT



Godrej Urban Park

MahaRERA Number : P51800028364



Residential Projects in MMR

WE HELP YOU MAKE THE INVESTMENT

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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 Chandivali. Chandivali is an upmarket residential neighbourhood located in Andheri East. Jogeshwari-Vikhroli Link Road (JVLR) is located at a distance of less than 1 km.It is bound on the north by the Powai lake, on the East by Powai/Hiranandani complex, on the south by Saki Naka and by Marol on the West.There is film studio , one of the oldest in Mumbai with the same name right at the heart of the locality. It has an Assembly constituency in its name and is one of the 288 Assembly constituency in the State of Maharashtra.

Post Office	Police Station	Municipal Ward
Vihar Road	Chandivali Police Staion	Ward S

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Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 72 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **5.7 Km**
- Sangharsh Nagar, Chandivali, Powai, Mumbai, Maharashtra 400072 **400 Mtrs**
- Kanjur Marg Station (W), Ambedkar Nagar, Kanjurmarg West, Bhandup West, Mumbai, Maharashtra 400078 **6.2 Km**
- Eastern Express Hwy, Maharashtra **6.4 Km**
- Dr L H Hiranandani Hospital, Hillside Rd, Hiranandani Gardens, Ramabai Ambedkar Nagar, Powai, Mumbai, Maharashtra 400076 **3.5 Km**
- Nahar International School, Nahar`s Amrit Shakti Road, DP Rd Number 2, Chandivali, Powai, Mumbai, Maharashtra 400072 **600 Mtrs**
- R City Mall, Lal Bahadur Shastri Rd, Amrut Nagar, Ghatkopar West, Mumbai, Maharashtra 400086 **4.7 Km**
- DMart, Plot no, 19, Nahar's Amrit Shakti Rd, Nahar Amrit Shakti, LOK Milan Colony, Chandivali, Andheri (E, Mumbai, Maharashtra 400072 **900 Mtrs**

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LAND & APPROVALS

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

GODREJ URBAN PARK

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 URBAN PARK

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th September, 2026	2.71 Acre	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Basketball Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Spa,Senior Citizen Zone,Sit-out Area,Reflexology Park
Business & Hospitality	Sky Lounge / Bar
Eco Friendly Features	Herb Garden,Green Zone,Rain Water Harvesting,Landscaped Gardens

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
GODREJ URBAN PARK Tower 1	2	15	4	3 BHK	60
GODREJ URBAN PARK Tower 2	2	15	4	3 BHK	60

GODREJ URBAN PARK Tower 3	2	15	4	1 BHK,2 BHK	60
GODREJ URBAN PARK Tower 4	2	15	4	1 BHK,2 BHK	60
GODREJ URBAN PARK Tower 5	2	15	4	1 BHK,2 BHK	60
GODREJ URBAN PARK Tower 6	2	15	4	1 BHK,2 BHK	60
GODREJ URBAN PARK Tower 7	2	15	4	1 BHK,2 BHK,3 BHK	60
GODREJ URBAN PARK Tower 8	2	15	4	3 BHK	60
GODREJ URBAN PARK Tower 9	2	15	4	1 BHK,2 BHK	60

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First Habitable Floor	1st Floor

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** CNG / LPG Gas Leak Detector
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** High Speed Elevators

GODREJ URBAN PARK

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	839.1 - 859.7 sqft
3 BHK	838.2 - 845.9 sqft
1 BHK	404.7 sqft
2 BHK	555.1 - 557.6 sqft
1 BHK	404.7 sqft
2 BHK	554.8 - 558 sqft
1 BHK	404.7 sqft

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2 BHK	554.8 - 558 sqft
1 BHK	401.7 - 404.8 sqft
2 BHK	555.2 sqft
1 BHK	429.5 sqft
2 BHK	554.8 sqft
3 BHK	873.1 sqft
3 BHK	838.4 - 864.6 sqft
1 BHK	389.5 - 394.8 sqft
2 BHK	554.8 - 554.9 sqft

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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards

Finishing	Anodized Aluminum / UPVC Window Frames,False Ceiling,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Modular Kitchen

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COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 32113.52	INR 26917552	INR 26917552 to 28900000
1 BHK	INR 30034.92	INR 12700000	INR 12700000 to 12900000
2 BHK	INR 23251.62	INR 12900000	INR 12900000 to 17920000

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	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,IndusInd Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,Punjab & Sind Bank,SBI Bank,YES Bank

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Transaction History

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

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
July 2022	996	7	INR 27627000	INR 27737.95
June 2022	612	NA	INR 17465914	INR 28539.08
June 2022	681	NA	INR 19008000	INR 27911.89
June 2022	600	NA	INR 16567500	INR 27612.5
May 2022	999	NA	INR 28215000	INR 28243.24
May 2022	935	NA	INR 27500000	INR 29411.76
May 2022	681	NA	INR 19201000	INR 28195.3
April 2022	996	NA	INR 30002921	INR 30123.41
April 2022	681	NA	INR 18094500	INR 26570.48
April 2022	634	NA	INR 18711000	INR 29512.62
March 2022	634	NA	INR 18665323	INR 29440.57
March 2022	903	NA	INR 26756818	INR 29631.03
February 2022	615	9	INR 17264355	INR 28072.12

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February 2022	613	8	INR 16656748	INR 27172.51
February 2022	921	9	INR 25733008	INR 27940.29
January 2022	451	8	INR 12221405	INR 27098.46
January 2022	451	6	INR 11888071	INR 26359.36
November 2021	611	4	INR 17953054	INR 29383.07
November 2021	611	5	INR 16524483	INR 27044.98
October 2021	612	5	INR 16784449	INR 27425.57

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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	55
Connectivity	48
Infrastructure	70
Local Environment	90
Land & Approvals	58
Project	75
People	56
Amenities	62
Building	53
Layout	48
Interiors	63
Pricing	40

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Total	**60/100**

GODREJ URBAN PARK

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