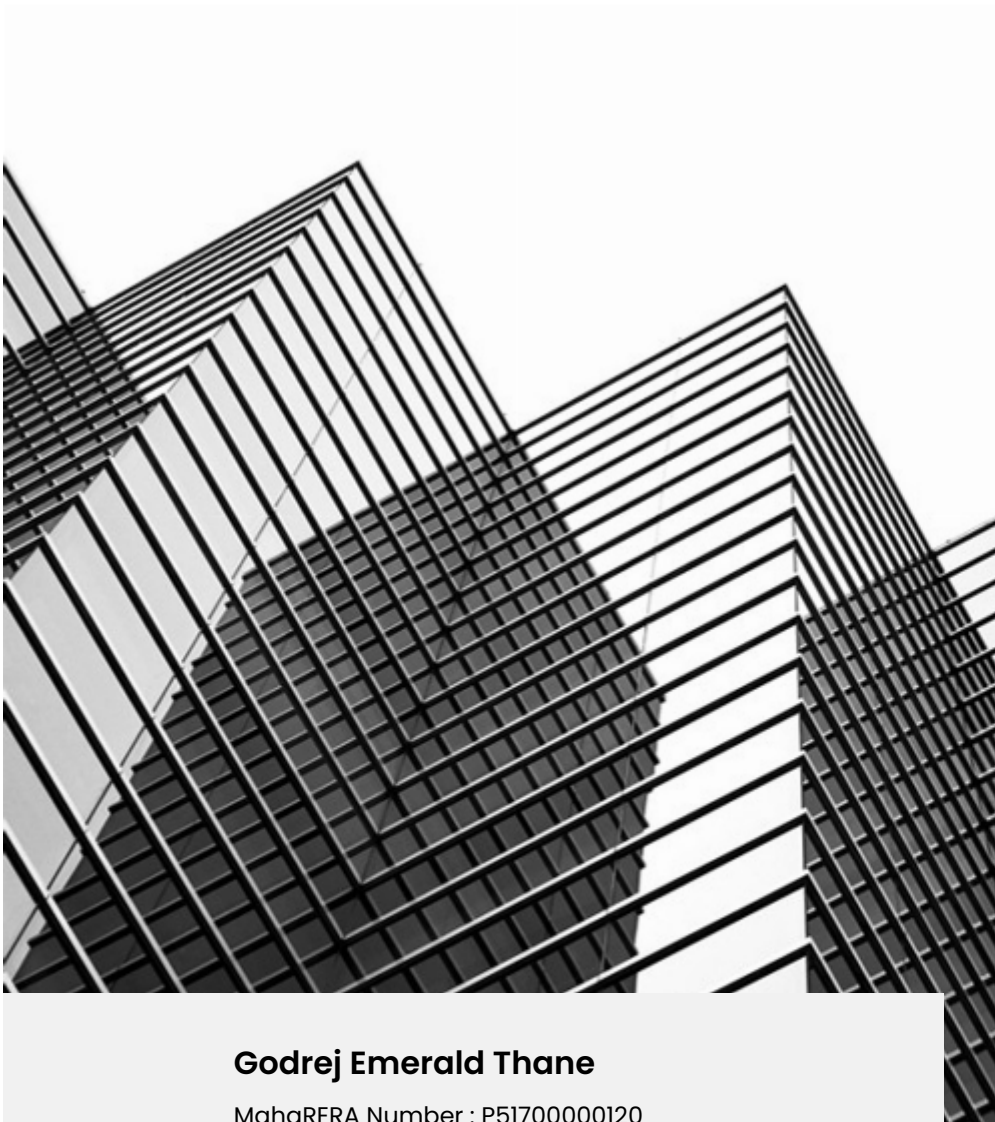


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# PROP REPORT



**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.

## 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             |

## 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**

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## LAND & APPROVALS

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

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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 December,<br>2024 | 25154.78<br>Sqmt | 1.5 BHK,2 BHK,3<br>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                                                                                        |

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BUILDING LAYOUT

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

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

## Services & Safety

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

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

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## 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    |

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

|                                |                           |
|--------------------------------|---------------------------|
| <b>Floor To Ceiling Height</b> | Between 9 and 10 feet     |
| <b>Views Available</b>         | Water Body / City Skyline |

|                                         |                                                                                                                                                             |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Flooring</b>                         | 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,Safety door,Electrical Sockets / Switch Boards |
| <b>Finishing</b>                        | Luster Finish Paint,Dry Walls,Laminated flush doors,Double glazed glass windows                                                                             |
| <b>HVAC Service</b>                     | Split / Box A/C Provision                                                                                                                                   |
| <b>Technology</b>                       | Optic Fiber Cable                                                                                                                                           |
| <b>White Goods</b>                      | NA                                                                                                                                                          |

# COMMERCIALS

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

**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. |
|----------------|---------------------------------------------------------------|
|----------------|---------------------------------------------------------------|

|                            |                                                                                             |
|----------------------------|---------------------------------------------------------------------------------------------|
| <b>Payment Plan</b>        | Time Linked Payment                                                                         |
| <b>Bank Approved Loans</b> | 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.

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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             | 73    |
| Connectivity      | 40    |
| Infrastructure    | 78    |
| Local Environment | 80    |

|                             |               |
|-----------------------------|---------------|
| <b>Land &amp; Approvals</b> | 62            |
| <b>Project</b>              | 63            |
| <b>People</b>               | 56            |
| <b>Amenities</b>            | 84            |
| <b>Building</b>             | 80            |
| <b>Layout</b>               | 63            |
| <b>Interiors</b>            | 73            |
| <b>Pricing</b>              | 30            |
| <b>Total</b>                | <b>65/100</b> |

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