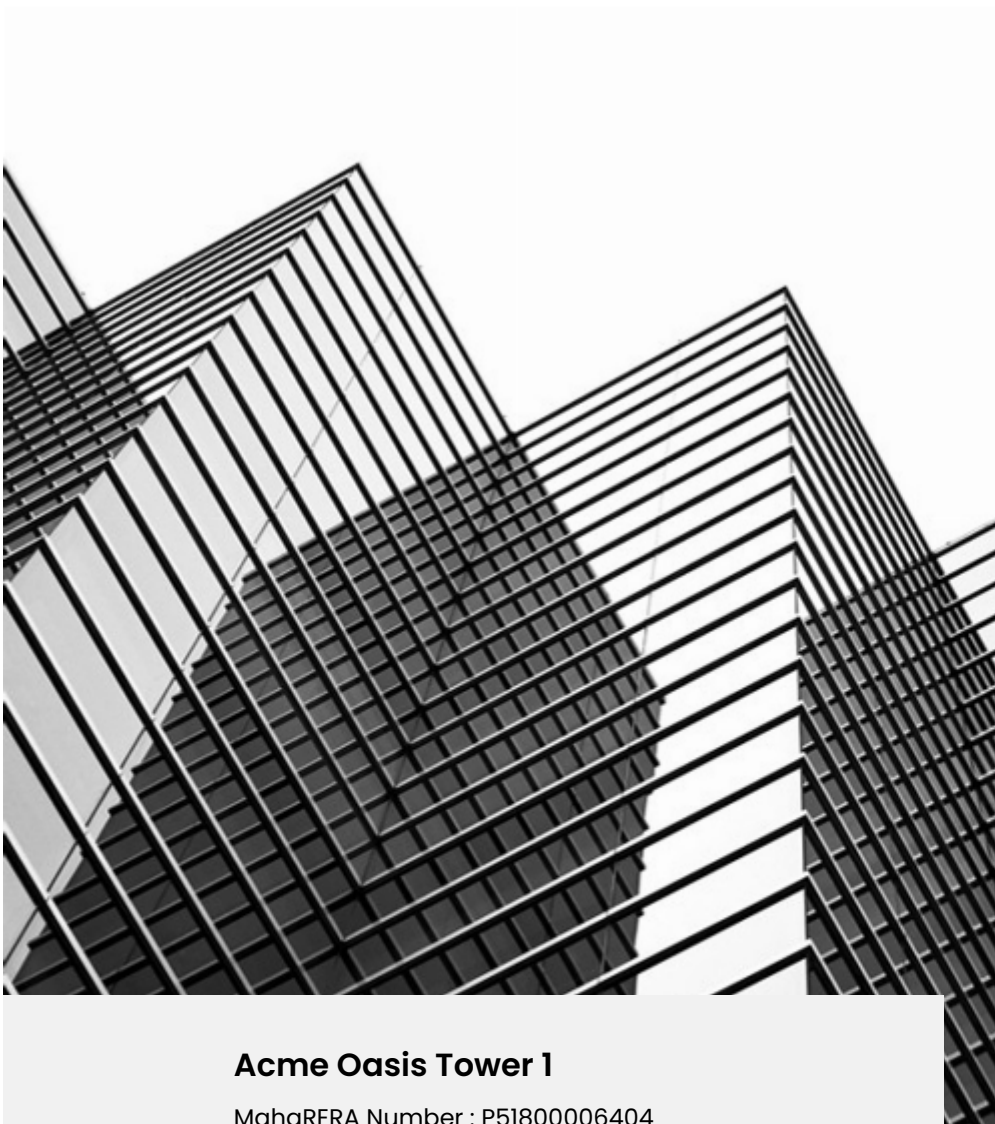


propscience.com

# PROP REPORT



**Acme Oasis Tower 1**

MahaRERA Number : P51800006404



# 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 Kandivali (East). Kandivali is a neighbourhood in the north Mumbai. It is an upmarket locality. Artifacts found near Kandivali indicate that the region was inhabited in the Stone Age. Kandivali east has emerged as a mid-segment residential location with a good mix of industrial and commercial developments.

| Post Office    | Police Station             | Municipal Ward |
|----------------|----------------------------|----------------|
| Kandivali East | Samta Nagar Police Station | Ward R South   |

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 35 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **159 Km**
- Samta Nagar Bus Depot **2.3 Km**
- Kandivali Station East **2.2 Km**
- Western Express Highway **850 Mtrs**
- Apex Hospital **1.0 Km**
- Thakur College **2.6 Km**
- Growel's 101 Mall **1.1 Km**
- Smart Bazaar **1.3 Km**

# LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| June 2022                            | NA                   | 11                         |

ACME OASIS TOWER 1

# BUILDER & CONSULTANTS

Pravin. H. Doshi is the chairman and founder of Acme group, he established this firm on 19 April 2001. It is classified as a Non-govt company and is registered at the Registrar of Companies, Mumbai. It is involved in Site preparation.

| Project Funded By        | Architect | Civil Contractor |
|--------------------------|-----------|------------------|
| L& T Housing Finance Ltd | NA        | NA               |

ACME OASIS TOWER 1

# PROJECT & AMENITIES

| Time Line                        | Size        | Typography          |
|----------------------------------|-------------|---------------------|
| Completed on 31st December, 2019 | 635.95 Sqmt | 2 BHK,2.5 BHK,3 BHK |

Project Amenities

|                        |                                                                                       |
|------------------------|---------------------------------------------------------------------------------------|
| Sports                 | Cricket Pitch,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone |
| Leisure                | Amphitheatre,Yoga Room / Zone,Sauna,Spa,Senior Citizen Zone,Sit-out Area              |
| Business & Hospitality | Clubhouse,Multipurpose Hall                                                           |
| Eco Friendly Features  | Green Zone,Water Storage                                                              |

ACME OASIS TOWER 1

BUILDING LAYOUT

| Tower Name      | Number of Lifts | Total Floors | Flats per Floor | Configurations      | Dwelling Units |
|-----------------|-----------------|--------------|-----------------|---------------------|----------------|
| Oasis – Tower 1 | 4               | 38           | 6               | 2 BHK,2.5 BHK,3 BHK | 228            |

|                       |     |
|-----------------------|-----|
| First Habitable Floor | 1st |
|-----------------------|-----|

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretchers Lift,Auto Rescue Device

ACME OASIS TOWER 1

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 2 BHK         | 614 – 743 sqft    |
| 2.5 BHK       | 920 sqft          |
| 3 BHK         | 1016 sqft         |

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

|                                         |                                                                                                                                                 |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Flooring</b>                         | Wooden 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,Dry Walls,Laminated flush doors,Double glazed glass windows                          |
| <b>HVAC Service</b>                     | VRV / VRF System,Split / Box A/C Provision                                                                                                      |
| <b>Technology</b>                       | Optic Fiber Cable                                                                                                                               |
| <b>White Goods</b>                      | NA                                                                                                                                              |

ACME OASIS TOWER 1

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price                |
|---------------|---------------|-----------------|--------------------------|
| 2 BHK         | INR 24450     | INR 15012300    | INR 15012300 to 18166350 |
| 2.5 BHK       | INR 24450     | INR 22494000    | INR 22494000             |

|       |           |              |              |
|-------|-----------|--------------|--------------|
| 3 BHK | INR 24450 | INR 24841200 | INR 24841200 |
|-------|-----------|--------------|--------------|

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

|            |                 |               |
|------------|-----------------|---------------|
| GST        | Stamp Duty      | Registration  |
| 0%         | 6%              | INR 30000     |
| Floor Rise | Parking Charges | Other Charges |
| NA         | INR 800000      | NA            |

|                     |                                                               |
|---------------------|---------------------------------------------------------------|
| Festive Offers      | The builder is not offering any festive offers at the moment. |
| Payment Plan        | Time Linked Payment                                           |
| Bank Approved Loans | L& T Housing Finance Ltd                                      |

**Transaction History**

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

|                    |
|--------------------|
| ACME OASIS TOWER 1 |
|--------------------|

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      | 83    |
| Infrastructure    | 86    |
| Local Environment | 90    |
| Land & Approvals  | 50    |
| Project           | 66    |
| People            | 65    |
| Amenities         | 72    |
| Building          | 68    |
| Layout            | 61    |

|                  |               |
|------------------|---------------|
| <b>Interiors</b> | 73            |
| <b>Pricing</b>   | 30            |
| <b>Total</b>     | <b>67/100</b> |

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ACME OASIS TOWER 1

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