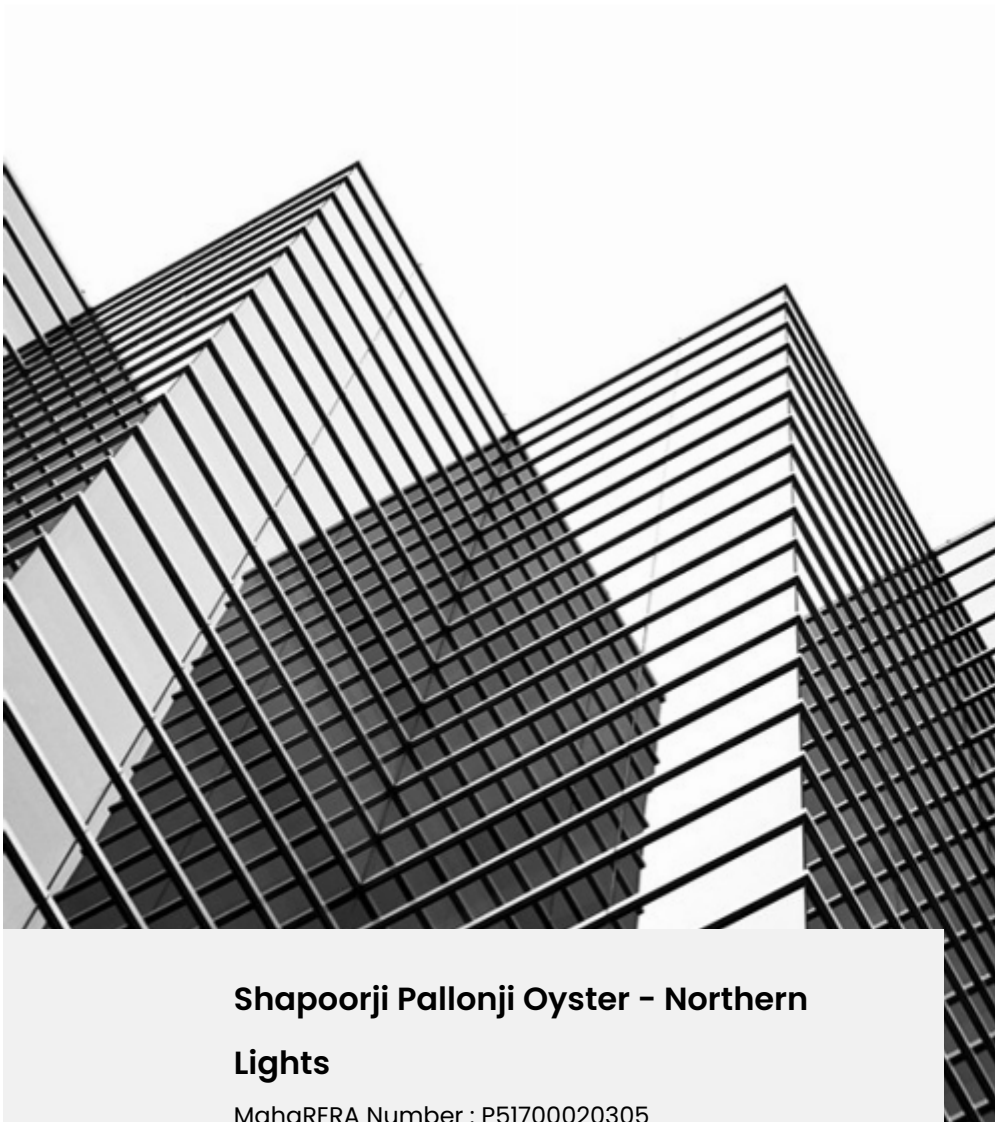


PROP REPORT



**Shapoorji Pallonji Oyster – Northern
Lights**

MahaRERA Number : P51700020305



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.

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LOCATION

The project is in Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

Post Office	Police Station	Municipal Ward
Apna Bazar	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 35 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji International Airport **22.8 Km**
- Majiwada Naka **550 Mtrs**
- Thane Railway Station **4.6 Km**
- Ghodbunder Rd **550 Mtrs**
- Jupiter Hospital Thane **1.4 Km**
- Vasant Vihar High School **2.3 Km**
- Vivianna Mall **2.0 Km**
- D'Mart **1.6 Km**

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LAND & APPROVALS

Legal Title Summary

The project has been constructed on Collector's Land having a lease period of 30 years.

Encumbrances

The land upon which the project has been constructed is mortgaged to L&T Finance Limited for a sum of 500cr.

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

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BUILDER & CONSULTANTS

Shapoorji Pallonji and Company Private Limited is a global, diversified organisation of 18 major companies, catering to several business segments, namely engineering and construction, infrastructure, real estate, water energy and financial services. The company has a presence in over 70 countries worldwide. Their real estate wing, Shapoorji Pallonji Real Estate is a well-regarded and reputed entity in the real estate sector with several landmark. They have developed over 13million square feet of residential space and 6 million square feet of commercial space. In 2016, the company launched the brand 'Joyville' to deliver affordable homes across multiple locations nationwide.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 30th September, 2024	2811.52 Sqmt	1 BHK,2 BHK,3 BHK
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Project Amenities

Sports	Kids Play Area,Kids Pool,Gymnasium
Leisure	Amphitheatre,Yoga Room / Zone,Senior Citizen Zone,Pet Friendly
Business & Hospitality	Visitor’s Room,Party Lawn,Sky Lounge / Bar,Restaurant / Cafe
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Oyster	6	45	7	1 BHK,2 BHK,3 BHK	315

First Habitable Floor	5th
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Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV
- **Fire Safety** : Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation** : There are nalas / contaminated water outlets near the project
- **Vertical Transportation** : High Speed Elevators,Goods Lift

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	546 sqft
2 BHK	687 – 774 sqft
3 BHK	1153 – 1374 sqft
Floor To Ceiling Height	Between 9 and 10 feet

Views Available	Open Grounds / Landscape / Project Amenities
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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	Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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1 BHK	INR 16300.37	--	INR 8900000
2 BHK	INR 18475.45	--	INR 12700000 to 14300000
3 BHK	INR 20034.69	--	INR 23100000 to 28000000

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

GST	Stamp Duty	Registration
1%	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,DHFL Bank,HDFC Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd

Transaction History

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

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	73
Infrastructure	100
Local Environment	90
Land & Approvals	50
Project	70
People	56

Amenities	60
Building	57
Layout	61
Interiors	63
Pricing	40
Total	66/100

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