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PROP REPORT



One India Bulls

MahaRERA Number : P51700000958



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 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 a 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
NA	NA	NA

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **24.8 Km**
- Thane Railway Station **5.9 Km**
- Jupiter Hospital **2.4 Km**
- DAV Public School **1.8 Km**
- Vivianna Mall **2.5 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	NA	6

ONE INDIA BULLS

BUILDER & CONSULTANTS

Indiabulls Group was incorporated in 2006 under the leadership of Mr Sameer Gehlaut, an engineer from IIT Delhi. The company began with a vision to focus on construction and development of residential, commercial and SEZ projects in major Indian metros. Over the years Indiabulls has delivered world class commercial buildings covering over 3.3 million sqft. Some of their iconic buildings include One Indiabulls Centre and Indiabulls Finance Centre in Mumbai. In the residential sector they have successfully delivered residential complexes and townships in Mumbai, Panvel and Gurugram, Chennai, Madurai and Ahmedabad.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 29th February, 2024	6116.58 Sqmt	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Multipurpose Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
Leisure	Library / Reading Room,Senior Citizen Zone,Pet Friendly
Business & Hospitality	NA
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
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1A	4	31	4	1 BHK,2 BHK,3 BHK	124
1B	4	31	4	1 BHK,2 BHK,3 BHK	124
1C	4	31	4	1 BHK,2 BHK,3 BHK	124
First Habitable Floor					1st

Services & Safety

- **Security** : Maintenance Staff,Security System / CCTV
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA



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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	364 - 370 sqft

2 BHK	662 - 680 sqft
3 BHK	916 - 1307 sqft
1 BHK	364 - 370 sqft
2 BHK	662 - 680 sqft
3 BHK	916 - 1307 sqft
1 BHK	364 - 370 sqft
2 BHK	662 - 680 sqft
 3 BHK	916 - 1307 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA

Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 26098.9	--	INR 9500000 to 9900000
2 BHK	INR 23388.31	--	INR 15500000 to 20000000
3 BHK	INR 23029.68	--	INR 21400000 to 37000000

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

GST	Stamp Duty	Registration
5%	4%	INR 30000
Floor Rise	Parking Charges	Other Charges

NA	INR 0	INR 0
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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,IIFL 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
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Place	73
Connectivity	30
Infrastructure	86
Local Environment	30
Land & Approvals	56
Project	58
People	56
Amenities	56
Building	53
Layout	43
Interiors	53
Pricing	30
Total	52/100



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