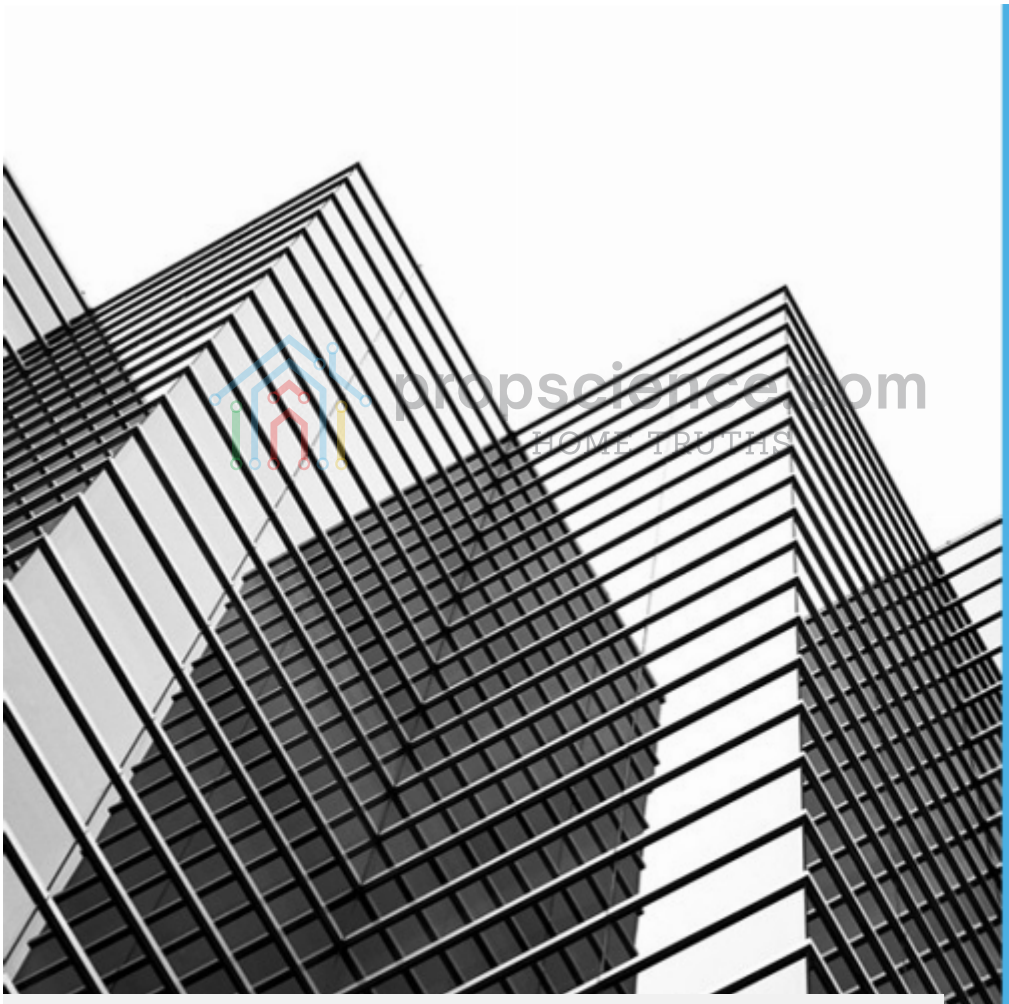
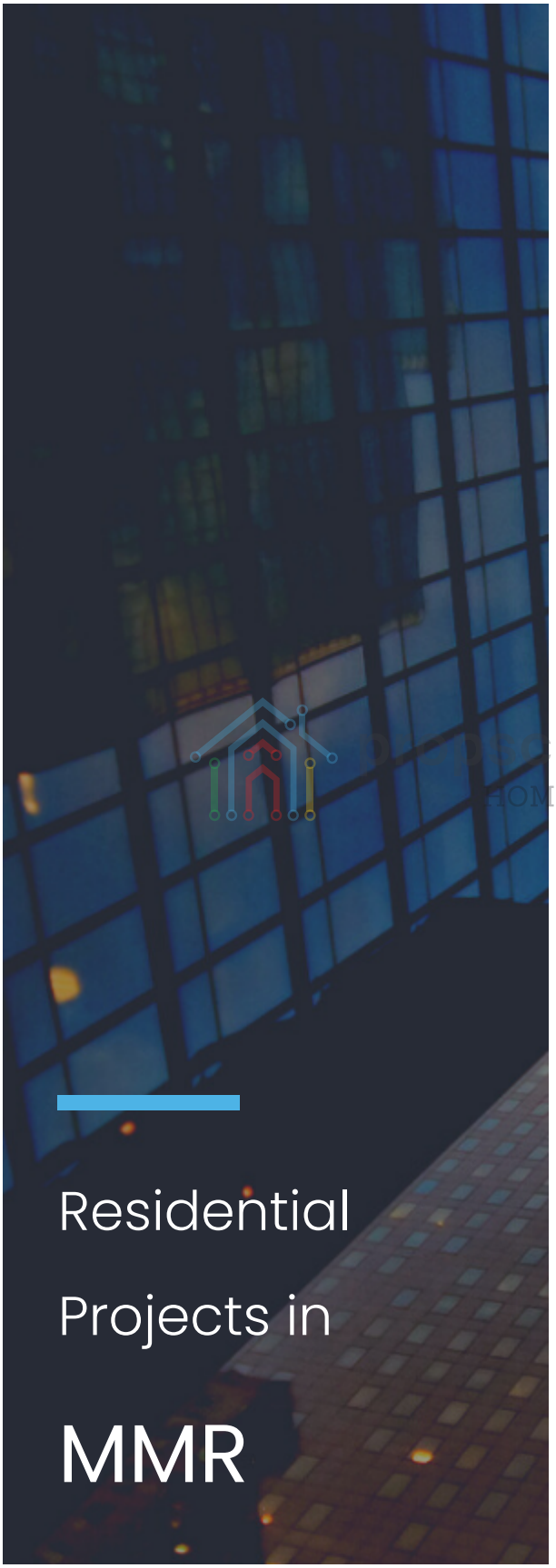
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PROP REPORT



Umiya Oasis

MahaRERA Number : P51700017157



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 Mira Road East. Mira Road West is a locality of the Mira-Bhayandar Municipal Corporation, that is a part of the Thane district of the state of Maharashtra. Its an undeveloped locality of Mira Bhayandar compromising of several government regulated Salt Pans, marshes, and mangroves. This locality does not have any residential or commercial developments. It is connected to the rest of the city and the city of Mumbai via the Mumbai Suburban district railway line.

Post Office	Police Station	Municipal Ward
NA	NA	NA

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HOME TRUTHS

Neighborhood & Surroundings

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

Connectivity & Infrastructure

- Mira Road Railway Station **5 Km**
- Wockhardt Hospital **4 Km**
- Maxus Mall **3.9 Km**

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LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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HOME TRUTHS

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2028	3.69 Acre	1 BHK,2 BHK

Project Amenities

Sports	Swimming Pool,Kids Play Area,Gymnasium

Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	NA

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower 1	2	23	6	1 BHK,2 BHK	138
Tower 2	2	23	6	1 BHK,2 BHK	138
Tower 3	2	23	6	1 BHK,2 BHK	138

First Habitable Floor	NA

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HOME TRUTHS

Services & Safety

- **Security :** NA
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	392 sqft
2 BHK	530 sqft
1 BHK	392 sqft
2 BHK	530 sqft
1 BHK	392 sqft
2 BHK	530 sqft

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HOME TRUTHS

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	Modular Kitchen

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HOME TRUTHS

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 15051.02	--	INR 5900000
2 BHK	INR 16226.42	--	INR 8600000

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

GST	Stamp Duty	Registration
5%	30000%	INR 6
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 500000	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	HDFC Bank,ICICI Bank

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HOME LOANS

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	38
Infrastructure	36
Local Environment	30
Land & Approvals	50
Project	73
People	39
Amenities	36
Building	53
Layout	38
Interiors	30
Pricing	30

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HOME TRUTHS

Total	**44/100**

UMIYA OASIS

Disclaimer

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