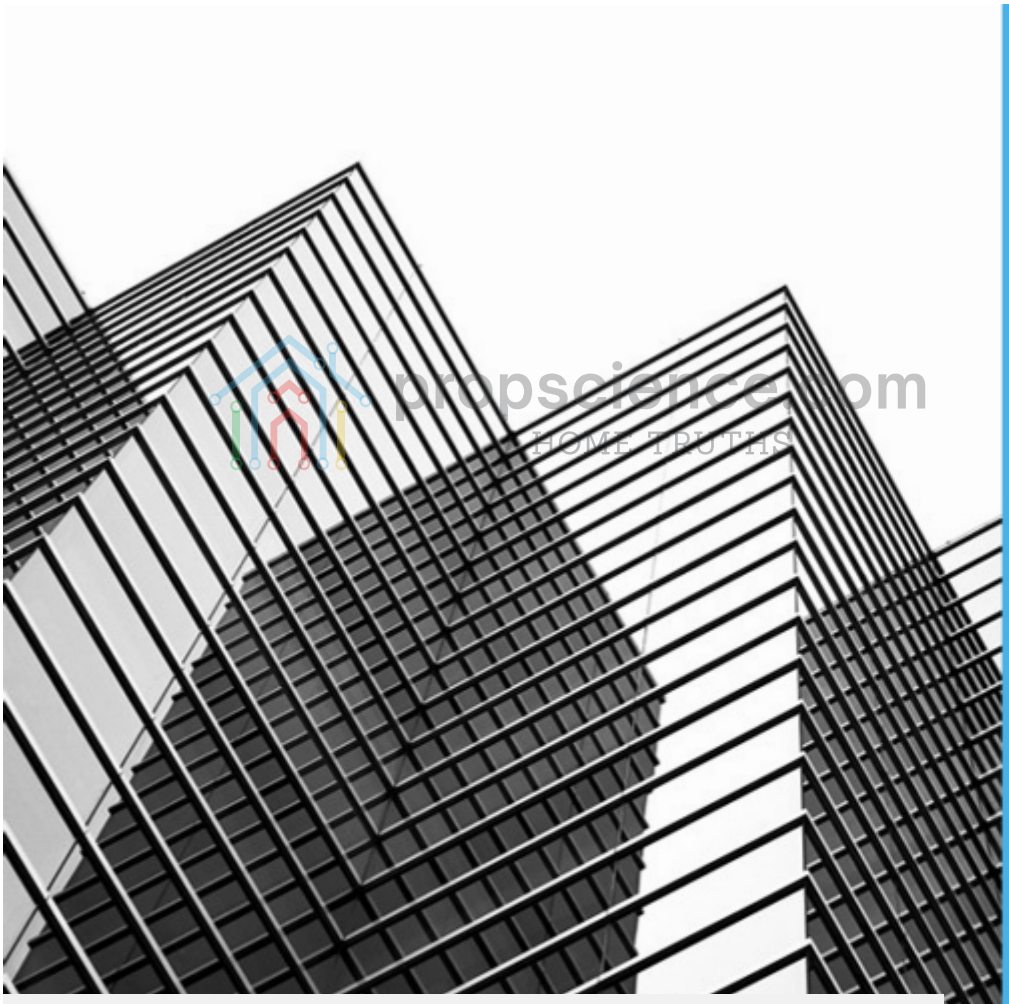
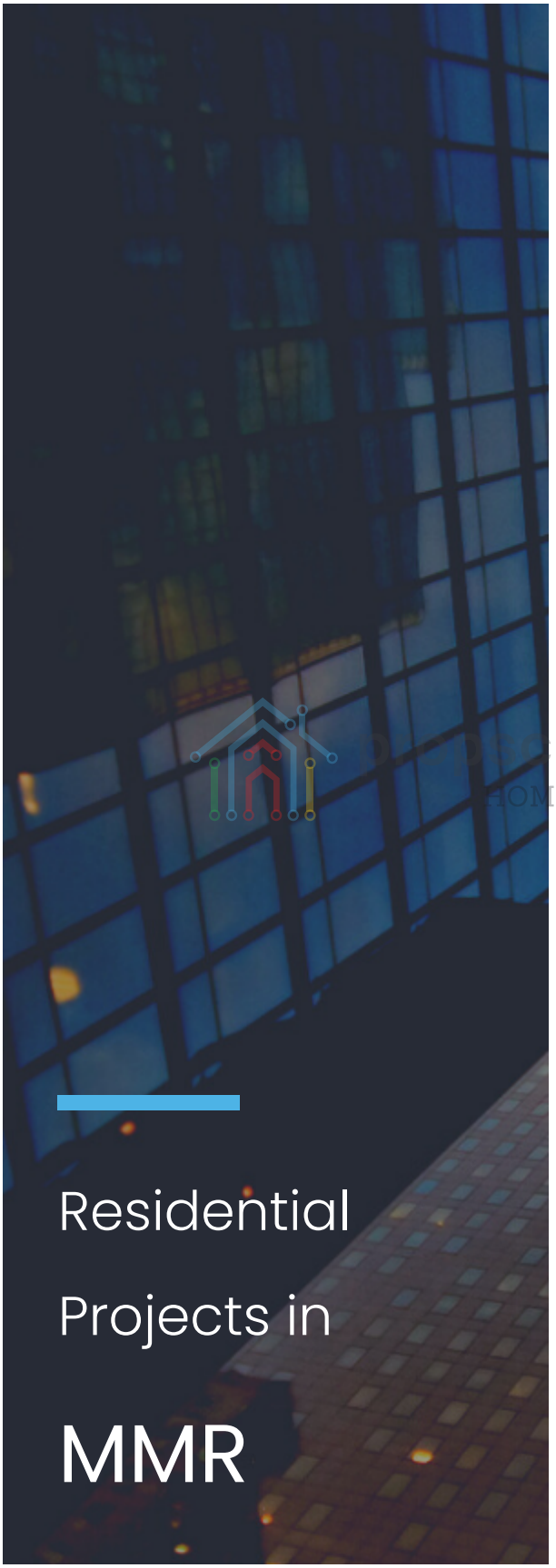
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PROP REPORT



Acme Oasis Tower 2

MahaRERA Number : P51800001238



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 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

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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 **15.9 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	14

ACME OASIS TOWER 2

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.

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

ACME OASIS TOWER 2

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

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ACME OASIS TOWER 2

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Oasis - Tower 2	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 nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift,Auto Rescue Device

ACME OASIS TOWER 2

FLAT INTERIORS

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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

Flooring	Wooden 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	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows
HVAC Service	VRV / VRF System,Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

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ACME OASIS TOWER 2

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	Axis Bank,HDFC Bank,ICICI Bank,L& T Housing Finance Ltd

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Transaction History

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

ACME OASIS TOWER 2

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

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Interiors	73
Pricing	30
Total	**67/100**

ACME OASIS TOWER 2

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