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# 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

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

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## ACME OASIS TOWER 1

# BUILDER & CONSULTANTS

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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

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## ACME OASIS TOWER 1

# PROJECT & AMENITIES

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

## Project Amenities

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



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## 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,Stretcher Lift,Auto Rescue Device

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## 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



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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
0%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 800000	NA

 <b>Festive Offers</b>	<p>The builder is not offering any festive offers at the moment.</p>
<b>Payment Plan</b>	Time Linked Payment
<b>Bank Approved Loans</b>	L& T Housing Finance Ltd

### 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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	55
<b>Connectivity</b>	83
<b>Infrastructure</b>	86
<b>Local Environment</b>	90
<b>Land &amp; Approvals</b>	50
<b>Project</b>	66
<b>People</b>	65
<b>Amenities</b>	72
<b>Building</b>	68
<b>Layout</b>	61



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

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