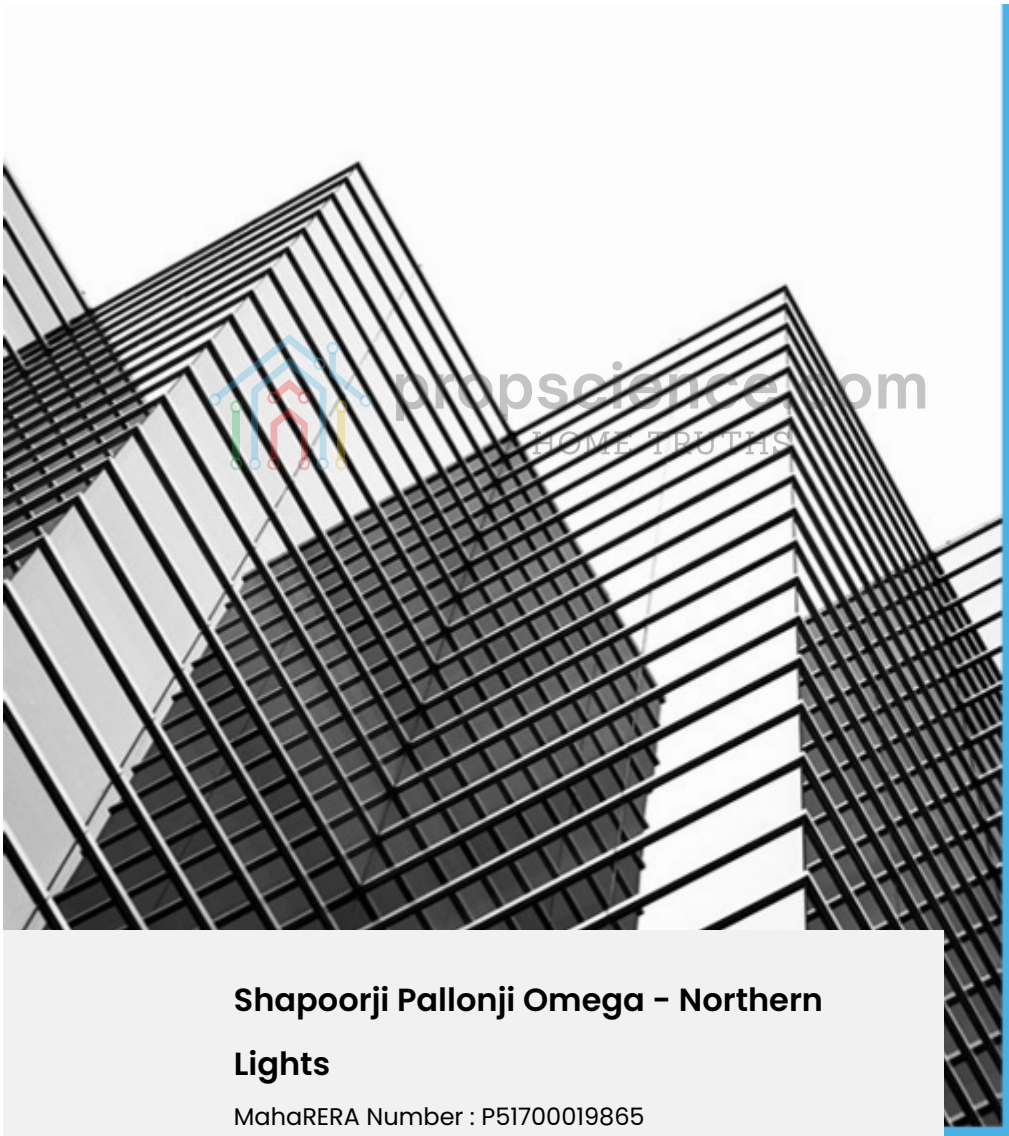
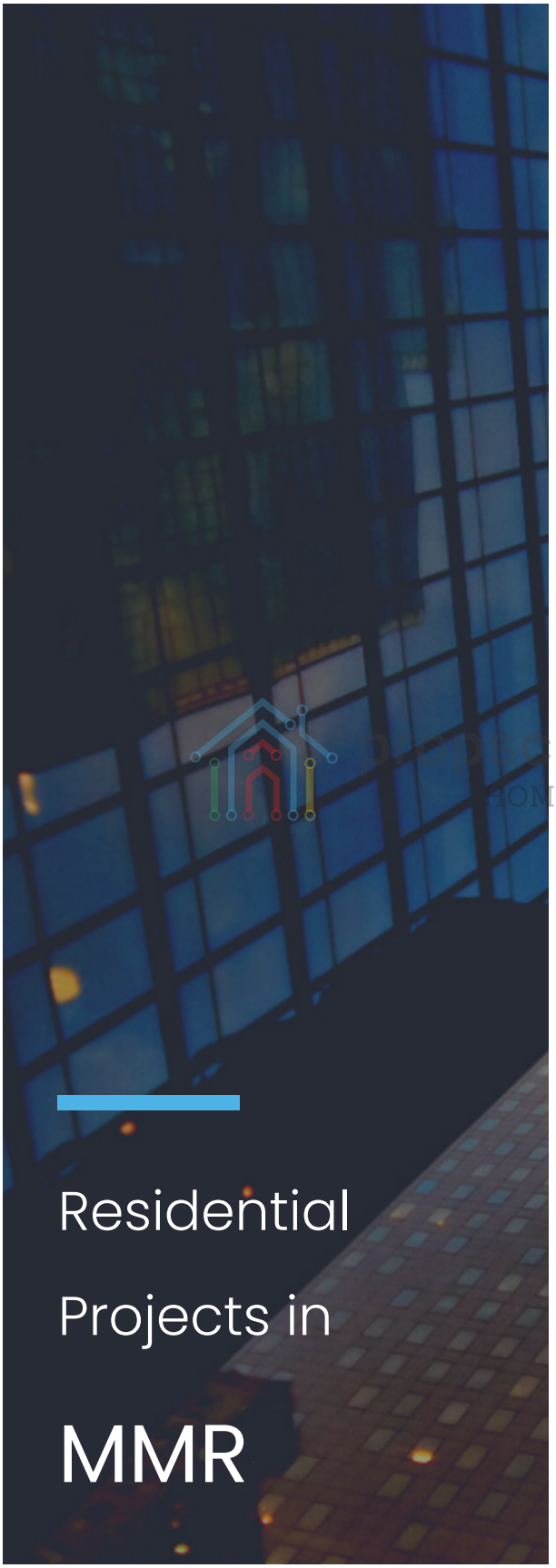
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PROP REPORT



Shapoorji Pallonji Omega - Northern Lights

MahaRERA Number : P51700019865



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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SHAPOORJI PALLONJI OMEGA - NORTHERN LIGHTS

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

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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**
- Viviana Mall **2.0 Km**
- D'Mart **1.6 Km**

SHAPOORJI PALLONJI OMEGA - NORTHERN LIGHTS

LAND & APPROVALS

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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

SHAPOORJI PALLONJI OMEGA - NORTHERN LIGHTS

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.

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

SHAPOORJI PALLONJI OMEGA - NORTHERN LIGHTS

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 31st March, 2024	2934.82 Sqmt	1 BHK,2 BHK

Project Amenities

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

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SHAPOORJI PALLONJI OMEGA - NORTHERN LIGHTS

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Omega	6	45	8	1 BHK,2 BHK	360

First Habitable Floor	3rd

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

SHAPOORJI PALLONJI OMEGA - NORTHERN LIGHTS

FLAT INTERIORS

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Configuration	RERA Carpet Range
1 BHK	546 sqft
2 BHK	687 - 774 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,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

SHAPOORJI PALLONJI OMEGA - NORTHERN LIGHTS

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COMMERCIALS

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

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

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Transaction History

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

SHAPOORJI PALLONJI OMEGA - NORTHERN LIGHTS

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	56
Project	75
People	56
Amenities	60
Building	80
Layout	56

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Interiors	63
Pricing	40
Total	**68/100**

SHAPOORJI PALLONJI OMEGA - NORTHERN LIGHTS

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