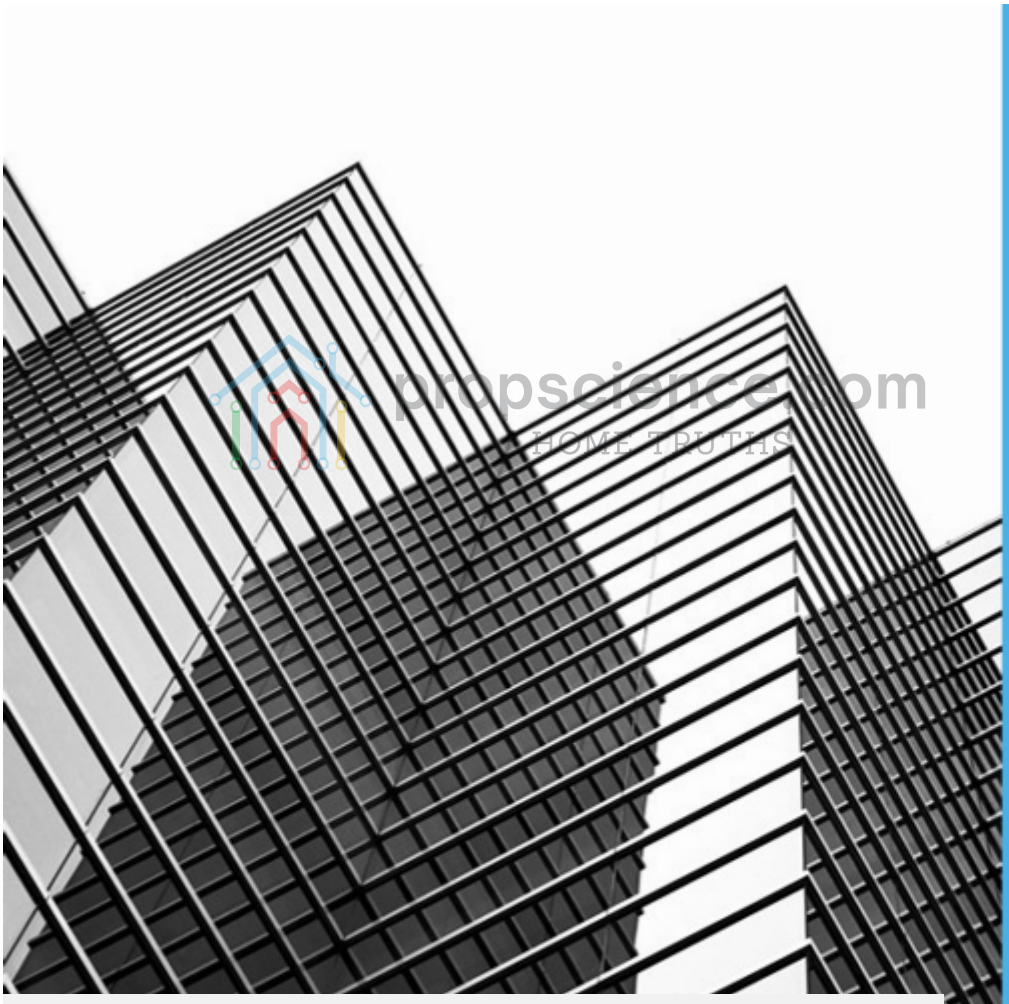
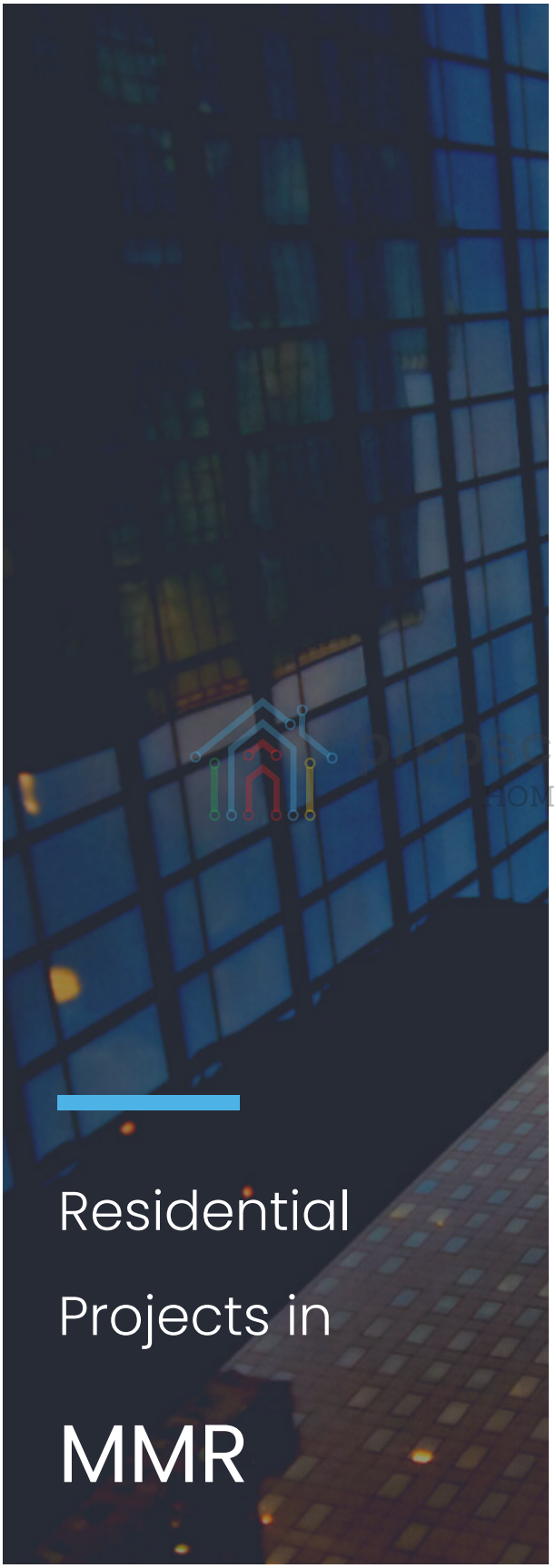
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PROP REPORT



Risland The Icon Phase 4

MahaRERA Number : P51700029062



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 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
Sandozbaugh	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 32 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji International Airport **24.9 Km**
- Khopat Bus Depot **3.7 Km**
- Kapurbawdi Metro Station **2.3 Km**
- Thane Railway Station **5.3 Km**
- Ghodbunder Rd **2.7 Km**
- Jupiter Hospital **3.5 Km**
- Narayana E-Techno School **400 Km**
- Viviana Mall **3.3 Km**
- DMart Kolshet **1.0 Km**

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LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
November 2022	8	1

RISLAND THE ICON PHASE 4

BUILDER & CONSULTANTS

Risland Holdings is a Hong Kong-based multinational real estate conglomerate which offers a wide range of services such as residential development, commercial real estate operation, property management and infrastructure construction & operation. By 2020, it has developed projects in many countries including the United States, New Zealand, Thailand, India, Indonesia, etc., becoming an innovative driver of urban development and residential environment improvement.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

RISLAND THE ICON PHASE 4

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2026	643.40 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Basketball Court,Cricket Pitch,Multipurpose Court,Tennis Court,Swimming Pool,Jogging Track,Gymnasium,Indoor Games Area

Leisure	Yoga Room / Zone,Senior Citizen Zone,Pet Friendly
Business & Hospitality	Banquet Hall,Visitor's Room,Clubhouse,Community Hall
Eco Friendly Features	Waste Segregation,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

RISLAND THE ICON PHASE 4

BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Park 2	4	30	8	1 BHK,2 BHK	240

First Habitable Floor	4th

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders,Fireman's Lift
- **Sanitation :** There are nalas / contaminated water outlets near the project

- **Vertical Transportation :** High Speed Elevators,Stretcher Lift

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	429 sqft
2 BHK	629 - 636 sqft

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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,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	WIFI enabled,Optic Fiber Cable
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 8365500
2 BHK	--	--	INR 12265500 to 12402000

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

GST	Stamp Duty	Registration
5%	7%	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	Bank of Baroda,Bank of India,HDFC Bank,ICICI Bank,SBI Bank

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Transaction History

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

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.

December 2022	635	15	INR 9908725	INR 15604.29
December 2022	430	21	INR 6713346	INR 15612.43
November 2022	624	10	INR 10086133	INR 16163.67
November 2022	635	22	INR 10045857	INR 15820.25
November 2022	430	14	INR 6673342	INR 15519.4
November 2022	430	27	INR 6755806	INR 15711.18
October 2022	430	23	INR 6768038	INR 15739.62
October 2022	429	12	INR 6639988	INR 15477.83
October 2022	430	15	INR 6783236	INR 15774.97
October 2022	429	14	INR 6741104	INR 15713.53

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October 2022	429	15	INR 6741104	INR 15713.53

RISLAND THE ICON PHASE 4

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.

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Category	Score
Place	73
Connectivity	73
Infrastructure	70
Local Environment	90
Land & Approvals	64
Project	71

People	46
Amenities	76
Building	68
Layout	53
Interiors	73
Pricing	40
Total	**66/100**

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