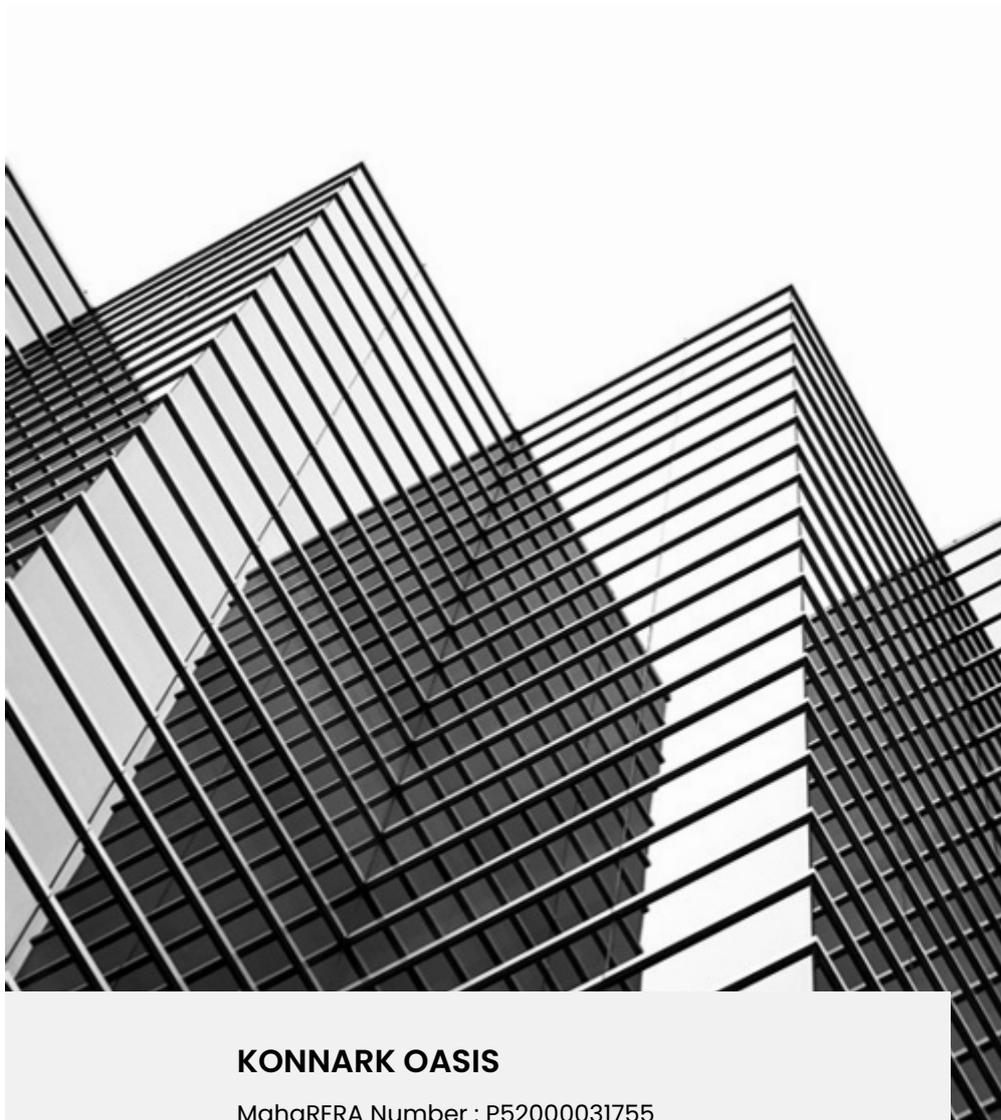


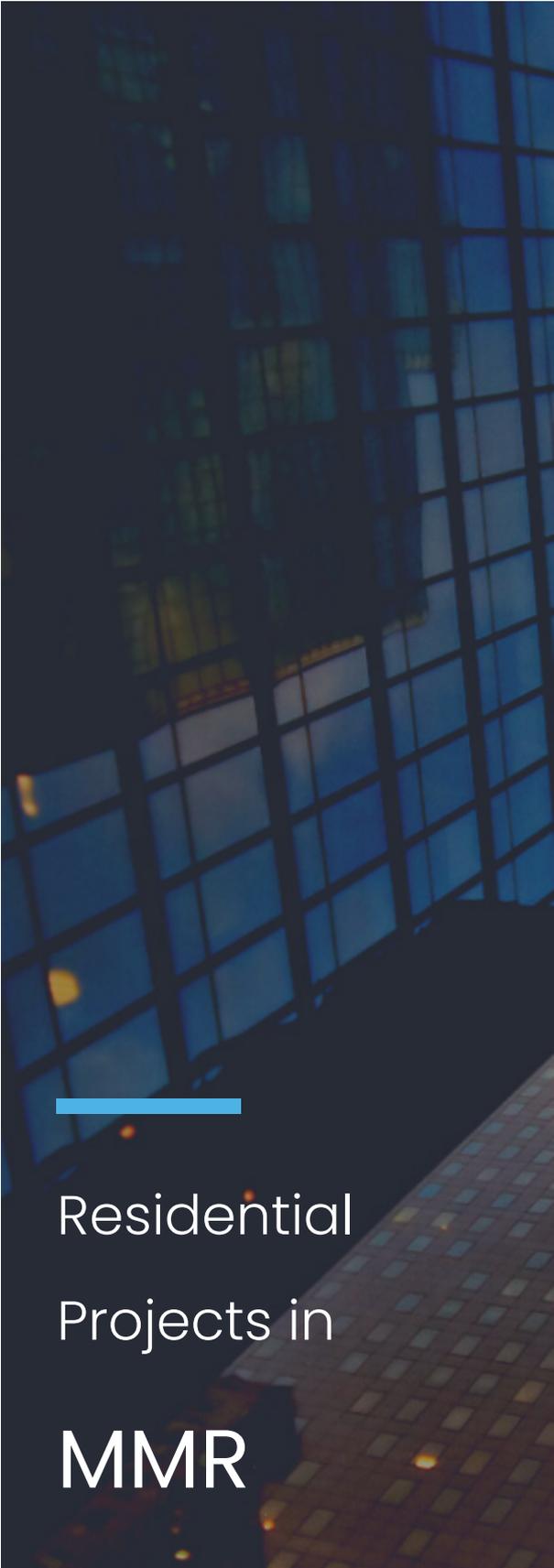
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PROP REPORT



KONNARK OASIS

MahaRERA Number : P52000031755



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 Taloja. Taloja is a locality which is situated in the northeastern part of Navi Mumbai. To decongest the main areas and fulfill the need for affordable housing, Taloja has emerged as a locality with great new residential projects and prospects. As it is a developing area, most of the important social infrastructure is available in the nearby areas like Kharghar and Kalamboli. Basic amenities such as schools, hospitals, markets, and other retail stores are present in the locality to cater to the daily needs of the local population. The industrial hub of Taloja has many small, medium, and large-scale industries. Taloja is located around 12 kms away from the CBD Belapur by the Mumbai-Pune Expressway. Taloja has great connectivity to other parts of Navi Mumbai like Kharghar, Kalamboli and Vashi.

Post Office	Police Station	Municipal Ward
Taloja	Taloja Police Station	NA

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 78 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **44.9 Km**
- Panvel Bus Depot **14.5 Km**
- Railway Station Panvel **15.1 Km**
- MIDC Road Talaja **3.2 Km**
- Tata Memorial Centre Advanced Centre for Treatment, Research and Education in Cancer **14.4 Km**
- NMIMS Navi Mumbai **12.5 Km**
- Pushp Vatika Resort & Lawns **7.4 Km**
- D Mart Kalamboli **10.3 Km**

KONNARK OASIS

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2022	NA	1

KONNARK OASIS

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 26th August, 2028	12014.45 Sqmt	1 BHK,2 BHK,Studio

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
Leisure	Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	Green Zone,Water Storage

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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Konnark Oasis 1	1	5	4	1 BHK,2 BHK	20
Konnark Oasis 2	2	5	20	1 BHK,2 BHK,Studio	100
Konnark Oasis 3	1	5	10	1 BHK	50
Konnark Oasis 4	2	5	12	1 BHK,Studio	60
Konnark Oasis 5	1	5	5	1 BHK,2 BHK	25
Konnark Oasis 6	2	5	7	1 BHK,2 BHK	35
Konnark Oasis 7	2	5	6	1 BHK,2 BHK	30

First Habitable Floor

1st

Services & Safety

- **Security** : Security System / CCTV,Security Staff,Earthquake Resistant Design
- **Fire Safety** : Fire rated doors / walls,Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	368 - 377 sqft
2 BHK	584 - 595 sqft
1 BHK	412 - 438 sqft
2 BHK	533 - 555 sqft
Studio	232 - 404 sqft
1 BHK	379 - 422 sqft
1 BHK	357 - 438 sqft
Studio	227 - 305 sqft
1 BHK	358 - 438 sqft
2 BHK	553 - 592 sqft
1 BHK	359 - 441 sqft

2 BHK	467 - 483 sqft
1 BHK	379 sqft
2 BHK	456 - 467 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, 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	NA
Technology	Optic Fiber Cable
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	--	--	INR 1180400 to 2100800
1 BHK	--	--	INR 1892100 to 2337300
2 BHK	--	--	INR 2827200 to 3689000

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

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

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

Transaction History

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

KONNARK OASIS

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	53
Connectivity	38
Infrastructure	30
Local Environment	100

Land & Approvals	58
Project	66
People	39
Amenities	42
Building	63
Layout	53
Interiors	73
Pricing	30
Total	54/100

KONNARK OASIS

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