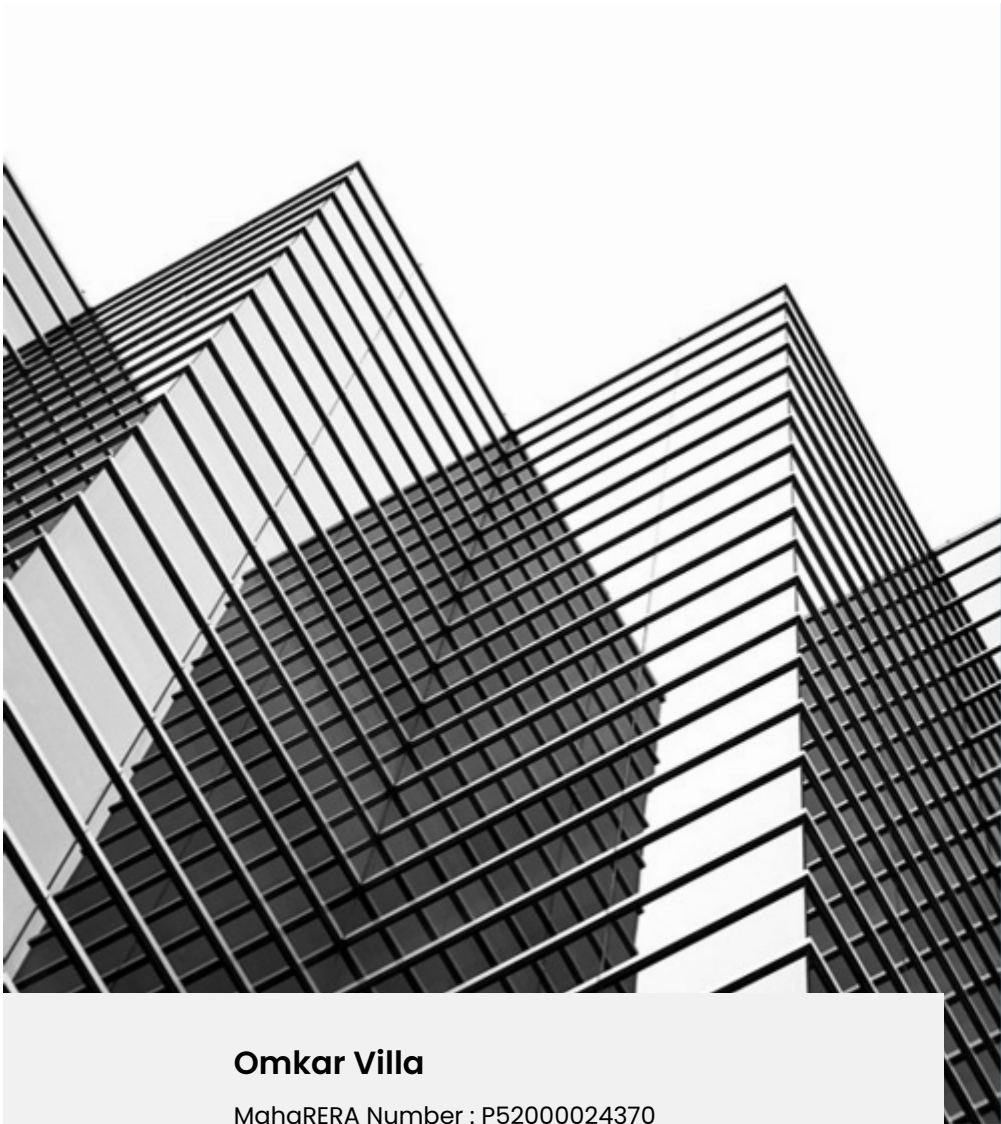


propscience.com

PROP REPORT



Omkar Villa

MahaRERA Number : P52000024370



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

Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

Connectivity & Infrastructure

- Panvel Railway Station **3.4 Km**
- Panvel Hospital **1.8 Km**
- K.E.S. English Medium High School **4.2 Km**
- Orion Mall **4.2 Km**

LAND & APPROVALS

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

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2022	279.89 Sqmt	1 BHK,2 BHK,Studio

Project Amenities

Sports	NA
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Water Storage

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Omkar Villa	1	4	4	1 BHK,2 BHK,Studio	16
First Habitable Floor				NA	

Services & Safety

- **Security :** Maintenance Staff
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

FLAT INTERIORS

Configuration	RERA Carpet Range
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1 BHK	258.15 – 266.6 sqft
2 BHK	511 – 514.7 sqft
Studio	157.5 – 210.9 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	NA

OMKAR VILLA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 16277.86	--	INR 2590000 to 3433000
1 BHK	INR 16251.62	--	INR 4200000 to 4352000
2 BHK	INR 13111.55	--	INR 6700000 to 6900000

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.
Payment Plan	NA

**Bank Approved
Loans**

HDFC Bank

Transaction History

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

OMKAR VILLA

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	50
Local Environment	30
Land & Approvals	36

Project	55
People	39
Amenities	36
Building	53
Layout	38
Interiors	30
Pricing	30
Total	41/100

OMKAR VILLA

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