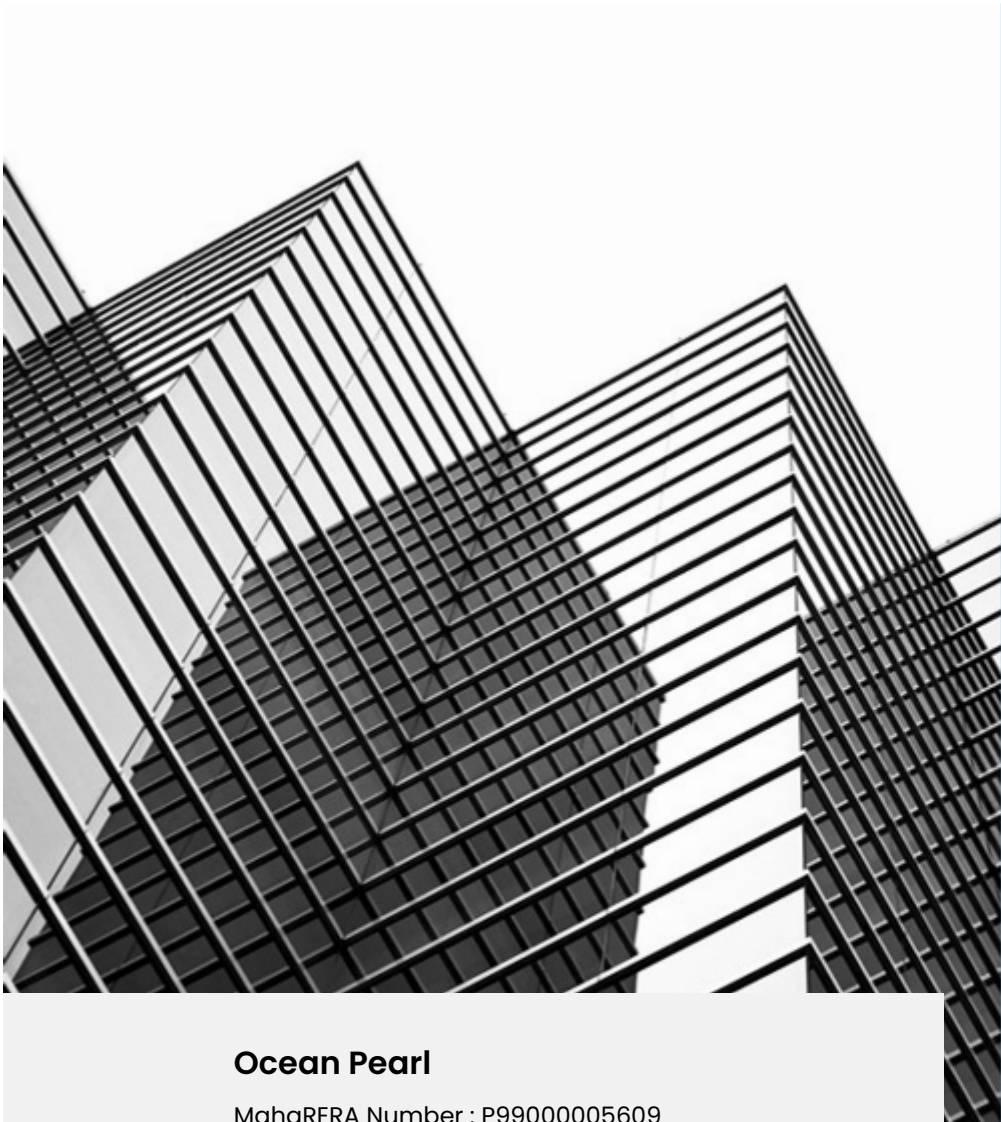


propscience.com

PROP REPORT



Ocean Pearl

MahaRERA Number : P99000005609



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

The locality is semi cosmopolitan. A few communities and professions dominate the area.

Connectivity & Infrastructure

- Virar Railway Station **2.2 Km**
- Sanjivani Hospital **2 Km**
- Rustomjee international School **1.5 Km**
- Big Bazaar **0.4 Km**

LAND & APPROVALS

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

Villa Group is real estate company based out of Navi Mumbai, established in the year 2008. Focused on development projects in the CIDCO area of Navi Mumbai, the company has, since its inception, successfully delivered over 24 projects in the residential and retail sectors in areas such as Ghansoli, Kharghar, Ulwe, Belapur and Karanjade. At present they are focused on development projects in Dronagiri, adjacent to the JNPT port. Their popular projects include Villa Harmony, Villa Oceano, and Villa Bhaveshwar.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2020	0.35 Acre	1 BHK,2 BHK

Project Amenities

Sports	NA
Leisure	Pet Friendly
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Ocean Pearl	2	13	4	1 BHK,2 BHK	52
First Habitable Floor				NA	

Services & Safety

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

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	392 sqft
2 BHK	597 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

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 8418.37	--	INR 3300000
2 BHK	INR 7956.45	--	INR 4750000

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	INR 200000	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank

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.

Category	Score
Place	45
Connectivity	48

Infrastructure	66
Local Environment	30
Land & Approvals	44
Project	65
People	46
Amenities	36
Building	53
Layout	38
Interiors	30
Pricing	30
Total	44/100

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Disclaimer

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