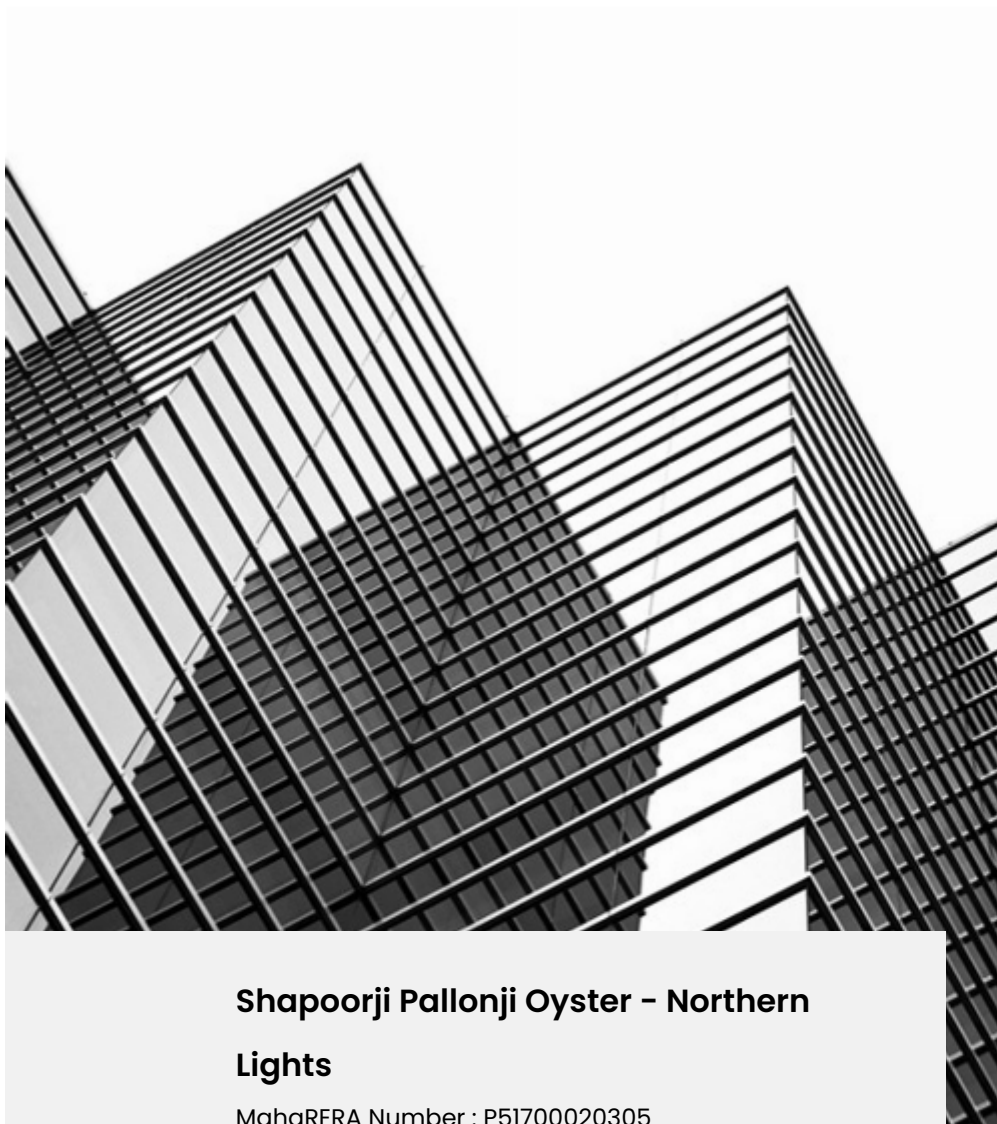


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# PROP REPORT



**Shapoorji Pallonji Oyster - Northern  
Lights**

MahaRERA Number : P51700020305



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 a 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

### 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**
- Vivianna Mall **2.0 Km**
- D'Mart **1.6 Km**

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## LAND & APPROVALS

### 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

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## BUILDER & CONSULTANTS

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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.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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## PROJECT & AMENITIES

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Time Line	Size	Typography
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Completed on 30th September, 2024

2811.52 Sqmt

1 BHK,2 BHK,3 BHK

## Project Amenities

<b>Sports</b>	Kids Play Area,Kids Pool,Gymnasium
<b>Leisure</b>	Amphitheatre,Yoga Room / Zone,Senior Citizen Zone,Pet Friendly
<b>Business &amp; Hospitality</b>	Visitor's Room,Party Lawn,Sky Lounge / Bar,Restaurant / Cafe
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Oyster	6	45	7	1 BHK,2 BHK,3 BHK	315

First Habitable Floor

5th

## 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 nallas / contaminated water outlets near the project
- **Vertical Transportation** : High Speed Elevators, Goods Lift

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	546 sqft
2 BHK	687 - 774 sqft
3 BHK	1153 - 1374 sqft

Floor To Ceiling Height

Between 9 and 10 feet

**Views Available**

Open Grounds / Landscape / Project Amenities

<b>Flooring</b>	Vitrified Tiles, Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Brass Joinery, Concealed copper wiring, Electrical Sockets / Switch Boards
<b>Finishing</b>	Laminated flush doors, Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	NA

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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
3 BHK	INR 20034.69	--	INR 23100000 to 28000000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
1%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 0	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,DHFL Bank,HDFC Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd

### Transaction History

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

## 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	50
Project	70
People	56

<b>Amenities</b>	60
<b>Building</b>	57
<b>Layout</b>	61
<b>Interiors</b>	63
<b>Pricing</b>	40
<b>Total</b>	<b>66/100</b>

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