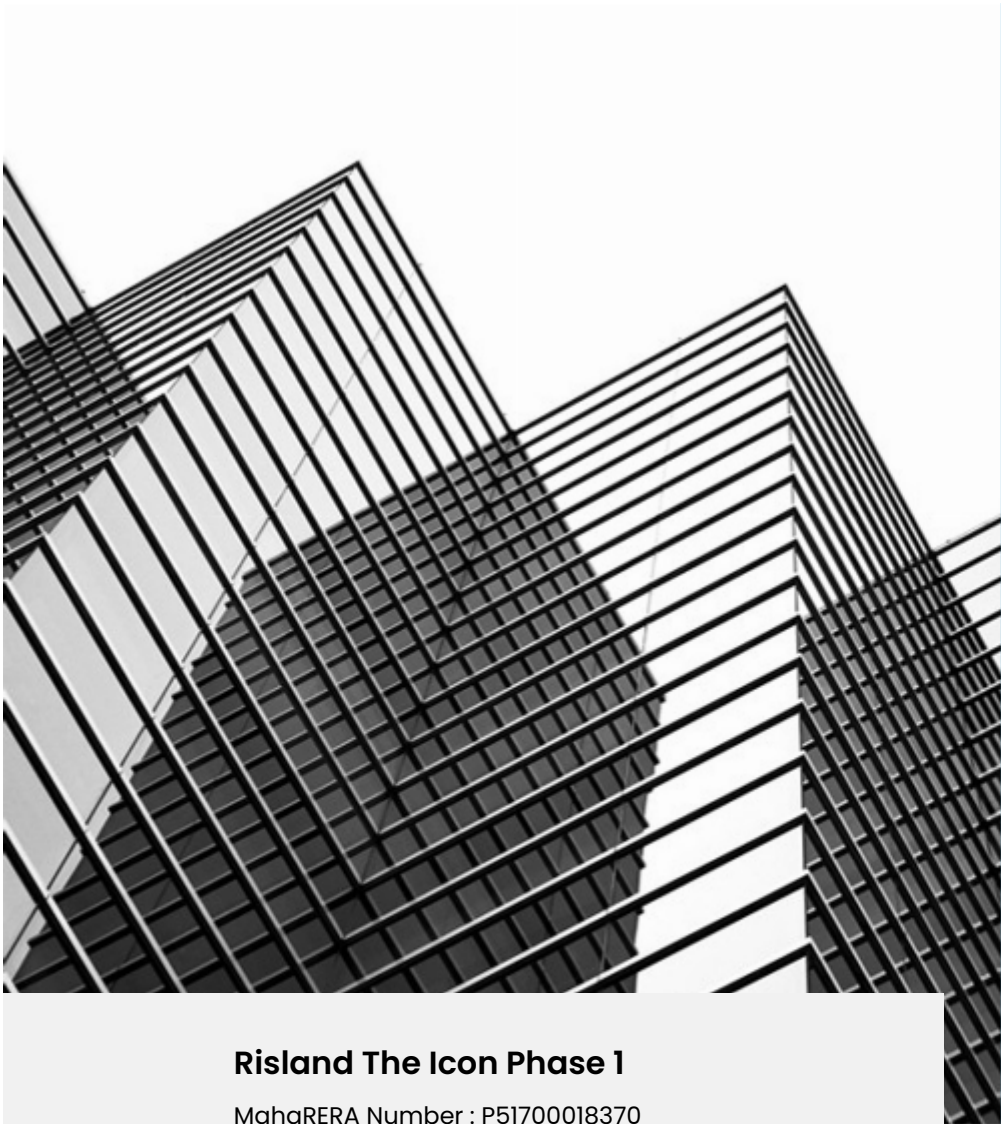


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PROP REPORT



Risland The Icon Phase 1

MahaRERA Number : P51700018370



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 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 |

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 West **5.3 Km**
- Ghodbunder Rd **2.7 Km**
- Jupiter Hospital **3.5 Km**
- Narayana E-Techno School **400 Mtrs**
- Viviana Mall **3.3 Km**
- DMart Kolshet **1.0 Km**

LAND & APPROVALS

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

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 |

PROJECT & AMENITIES

| Time Line | Size | Typography |
|------------------------------|--------------|-------------|
| Completed on 30th June, 2024 | 6236.86 Sqmt | 2 BHK,3 BHK |

Project Amenities

| | |
|------------------------|---|
| Sports | Basketball Court,Cricket Pitch,Multipurpose Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,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 1

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| B1 Madison 1 | 4 | 25 | 6 | 3 BHK | 150 |
| A2 Madison 2 | 5 | 29 | 8 | 2 BHK | 232 |
| 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

RISLAND THE ICON PHASE 1

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 3 BHK | 756 – 904 sqft |

| | |
|-------|----------------|
| 2 BHK | 562 – 593 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 | VRV / VRF System,Split / Box A/C Provision |
| Technology | WIFI enabled,Optic Fiber Cable |
| White Goods | NA |

| |
|--------------------------|
| RISLAND THE ICON PHASE 1 |
|--------------------------|

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------------------|
| 2 BHK | -- | -- | INR 11000000 to 13000000 |
| 3 BHK | -- | -- | INR 17000000 to 22000000 |

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 |

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 | 84 |
| Local Environment | 90 |
| Land & Approvals | 64 |
| Project | 80 |
| People | 46 |
| Amenities | 76 |

| | |
|------------------|---------------|
| Building | 68 |
| Layout | 56 |
| Interiors | 73 |
| Pricing | 40 |
| Total | 69/100 |

RISLAND THE ICON PHASE 1

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