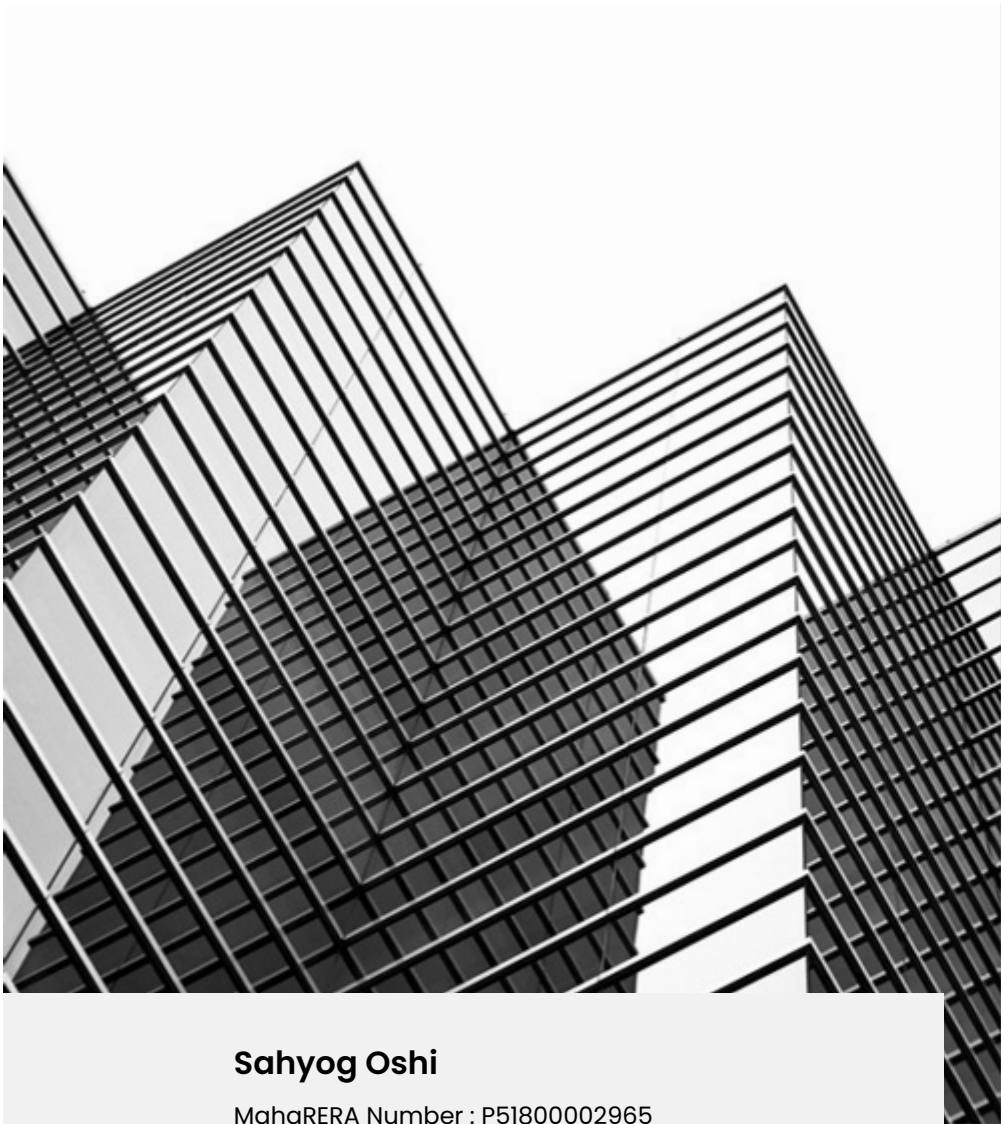


propscience.com

# PROP REPORT



**Sahyog Oshi**

MahaRERA Number : P51800002965



# 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 Goregaon (West). Goregaon is a suburb of Mumbai city, in the Mumbai Suburban district. It has a railway station on the Mumbai suburban railway on the Western Line. Goregaon bounds Sanjay Gandhi National Park from the south-western side and is home to the Conservation Education Centre (CEC) run by the Bombay Natural History Society. The area is home to a diverse flora and fauna. Unnat Nagar lii , Sane Guruji Nagar , Kala Galli , Mitha Nagar , Manav Kalyan Tower Chs are the nearby Localities to Goregaon West.

Post Office	Police Station	Municipal Ward
NA	NA	NA

## Neighborhood & Surroundings

### Connectivity & Infrastructure

- D.N. Nagar **3.3 Km**
- JBCN International School **1.4 Km**
- Infiniti Mall **1.7 Km**

## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	5	NA

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## BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2022	28 Acre	1 BHK,2 BHK

### Project Amenities

Sports	Swimming Pool,Kids Play Area,Gymnasium
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Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Landscaped Gardens

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Oshi	4	33	6	1 BHK,2 BHK	198
First Habitable Floor				NA	

## Services & Safety

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

# FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	424 - 435 sqft
2 BHK	566 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

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 22988.51	--	INR 9800000 to 10000000
2 BHK	INR 22968.2	--	INR 13000000

**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**

Axis 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	55
Connectivity	23
Infrastructure	40
Local Environment	30
Land & Approvals	50



<b>Project</b>	70
<b>People</b>	39
<b>Amenities</b>	36
<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	30
<b>Pricing</b>	30
<b>Total</b>	<b>41/100</b>

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