



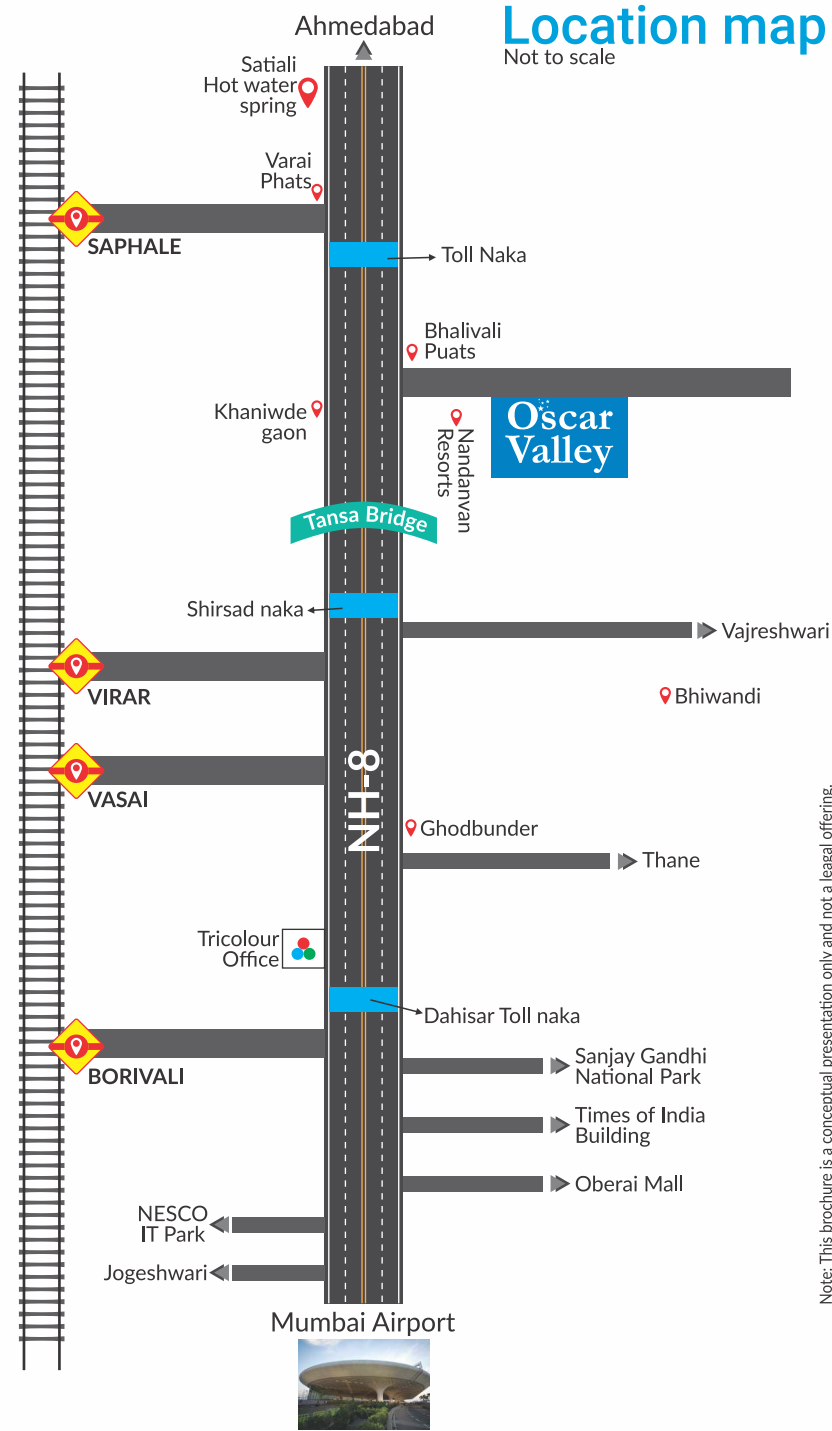
Project Highlights

- Layout designed as per Vastu
- 40, 30 ft BT Roads
- Curving Stones
- Pavement
- Underground Drainage
- Gated Community
- Avenue Plantation
- Electric Poles with Street Lights
- Plenty of ground water
- Surrounded by boundry wall
- Club house
- Children's park



Location Highlights

- Khaniwade Market
- Shirsad Market
- Viva College of Engg.
- Vasai MIDC
- Platinum Hospital
- Local Train Station nearby
- Fastest growing area
- Well connected to road and train



An ISO 9001:2015 Certified Company

Member of: CREDAI

Oscar Valley

Value for your Choice

at Virar, Mumbai



RERA No. P99000026938



मुंबई, आपके सपनों का शहर...

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TRICOLOUR
PROPERTIES (P) LTD.
INDIA - UAE
TRICOLOUR GROUP

CIN No. U45209TG2010PTC066969

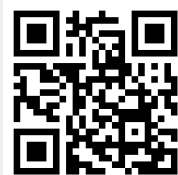
Corporate Office: 6-3-251/4, Road No.1, Banjara Hills, Hyderabad - 500034, TELANGANA.

Mumbai Branch: RAMDEV PLAZA, Office No.201, 2nd Floor, Kashi Village, Near Petrol Pump, Western Express High Way, Mira Road, East, THANE, Mumbai- 401 107 MAHARASHTRA.

Tollfree : 1800 120 5153 | Mobile: 9809 51 52 53 | E-mail : info@tricolour.co.in

Open Plots | Apartments | Villas

HYDERABAD | PATNA | DARBHANGA | VISAKHAPATNAM | BENGALURU | MUMBAI | DUBAI



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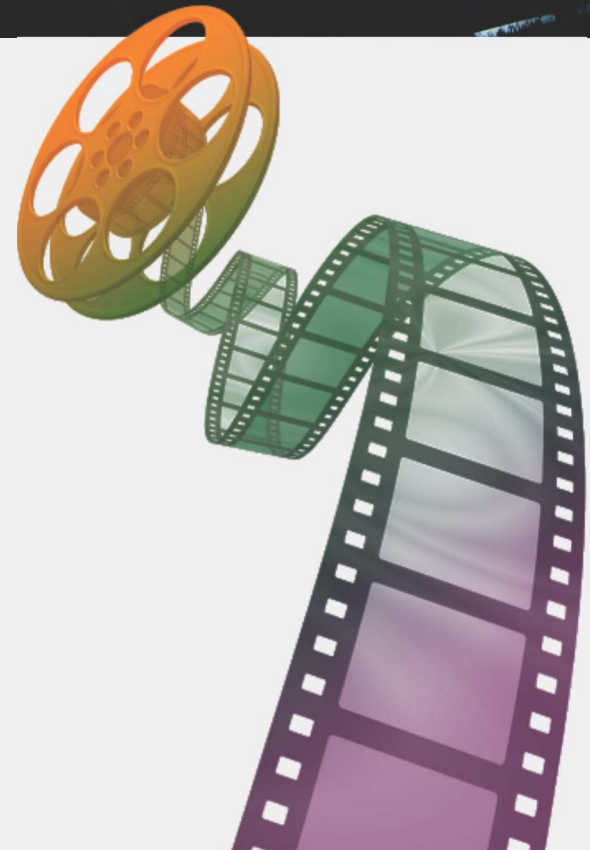
TRICOLOUR
Properties (P) Ltd.

MUMBAI

...city that never sleeps



Mumbai the commercial capital of India is the hub for opportunities and known as the quintessential city of dreams. The city played a very major role since the era of British before independence in India. Despite competing on par with the top cities in the world in terms of infra, workforce, modernization and in many other aspects, Mumbai keeps its rich heritage and culture intact till date. Mumbai is also famous for housing people of different ethnicities, be it religion or region. The workforce here is remarkable in their skill, be it in corporate sector or any other sector. Mumbai is the home for almost all the major sectors of industries contributing to 6% of Indian GDP. This city is well connected across the world with all modes of transport air, rail, water and roadways. Equipped with all kinds of facilities and affordable to all categories of people Mumbai stands out to be one of the best cities in the world.



Bollywood Hub

Cinema is a very powerful media which influences, educates and entertains us. Mumbai is home for one of the biggest film industries in Asia "The Bollywood". This industry provides ample opportunities and is producing worth watching movies with good message. Having all types of facilities for film production and top-class talented cast & crew makes Mumbai the hub of B-TOWN.



Continuing our success journey from Hyderabad, Patna, Darbhanga, Visakhapatnam and Bangalore **Tricolour Properties Pvt. Ltd.** proudly announces our new project **Oscar Valley** (value for your choice) at Virar Mumbai. Most of us dream to have a piece of land for our family in Mumbai and Tricolour's **Oscar Valley** would be a very good opportunity for you to invest. We at Tricolour strive hard to provide qualitative services at affordable prices to our customers. Hurry up and utilize this opportunity to make the tagline of "मुम्बई - एक सपनो के शहर" to "आमची मुम्बई" by investing in Tricolour's **Oscar Valley**.

₹2,300 X 1080 = ₹ 24,84,000/- (One unit)

| 44 months EMI | |
|---------------------|---------------------|
| Admission Fee | ₹500/- |
| Enrollment | ₹5,000/- |
| Allotment | ₹2,45,000/- |
| 44 Months ₹50,773/- | ₹22,34,000/- |
| Total | ₹24,84,000/- |

| 44 months with Special EMI | |
|----------------------------|---------------------|
| Admission Fee | ₹500/- |
| Enrollment | ₹5,000/- |
| Allotment | ₹2,45,000/- |
| 44 Months ₹25,000/- | ₹11,00,000/- |
| Spl. EMI ₹1,41,750/- X | ₹11,34,000/- |
| 8 months (Every 5th month) | |
| Total | ₹24,84,000/- |

| 6 months EMI | |
|------------------------|---------------------|
| Admission Fee | ₹500/- |
| Enrollment | ₹5,000/- |
| Allotment | ₹2,45,000/- |
| ₹3,42,547/- X 6 Months | ₹20,55,280/- |
| Total | ₹23,05,280/- |

| Outright 30 days Payment | |
|--------------------------|---------------------|
| Admission Fee | ₹500/- |
| Enrollment | ₹5,000/- |
| Allotment | ₹2,45,000/- |
| Outright with in 30 days | ₹19,85,600/- |
| from DOJ (10% discount) | |
| Total | ₹22,35,600/- |

| Instant outright (Same day payment) | |
|-------------------------------------|---------------------|
| Admission Fee | ₹500/- |
| Enrollment | |
| Allotment | |
| Instant payment on DOJ | ₹22,10,760/- |
| (11% discount) | |
| Total | ₹22,10,760/- |

| Premium Charges (Extra) | |
|-------------------------|--------|
| ZP/Commerical per SFT | ₹150/- |
| 40' Feet Road per SFT | ₹100/- |
| North/East per SFT | ₹50/- |
| Corner per SFT | ₹25/- |
| East facing per SFT | ₹20/- |

■ For Sale of Agreement 50% on Plot Cost