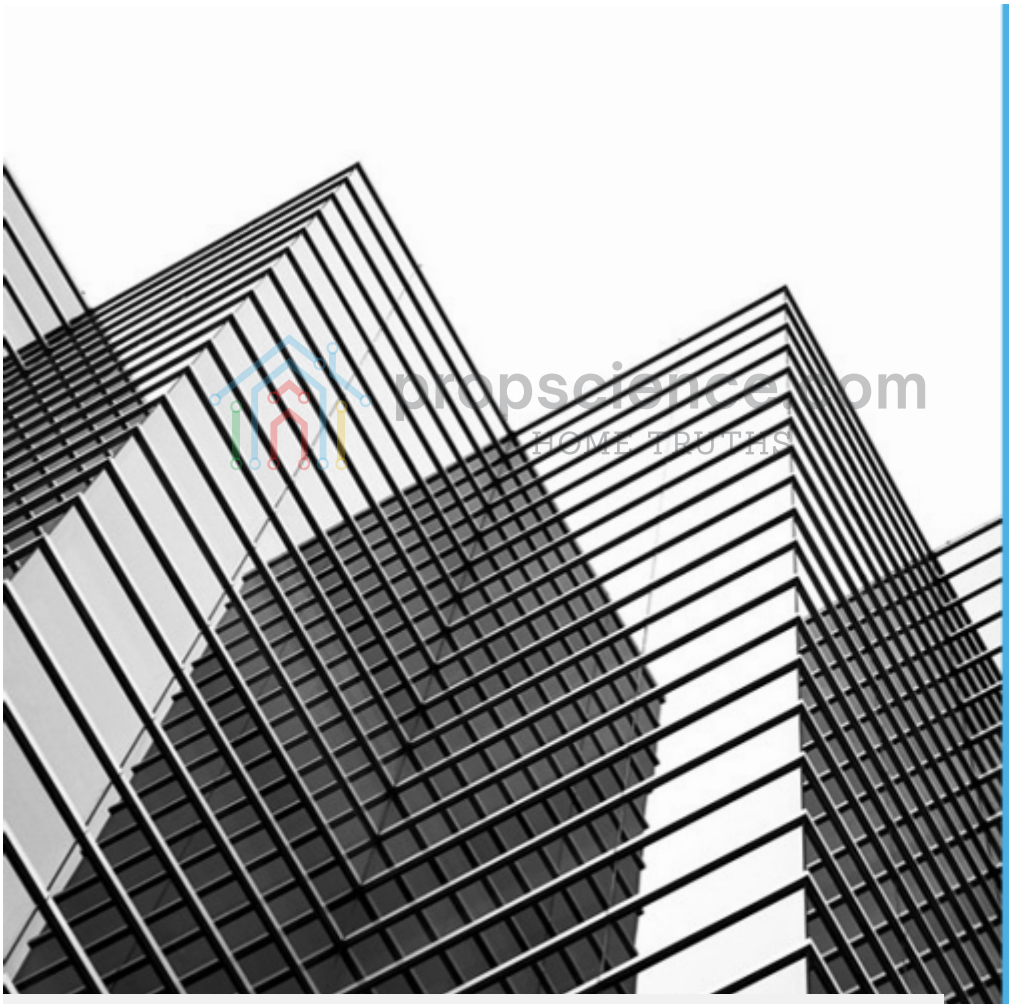
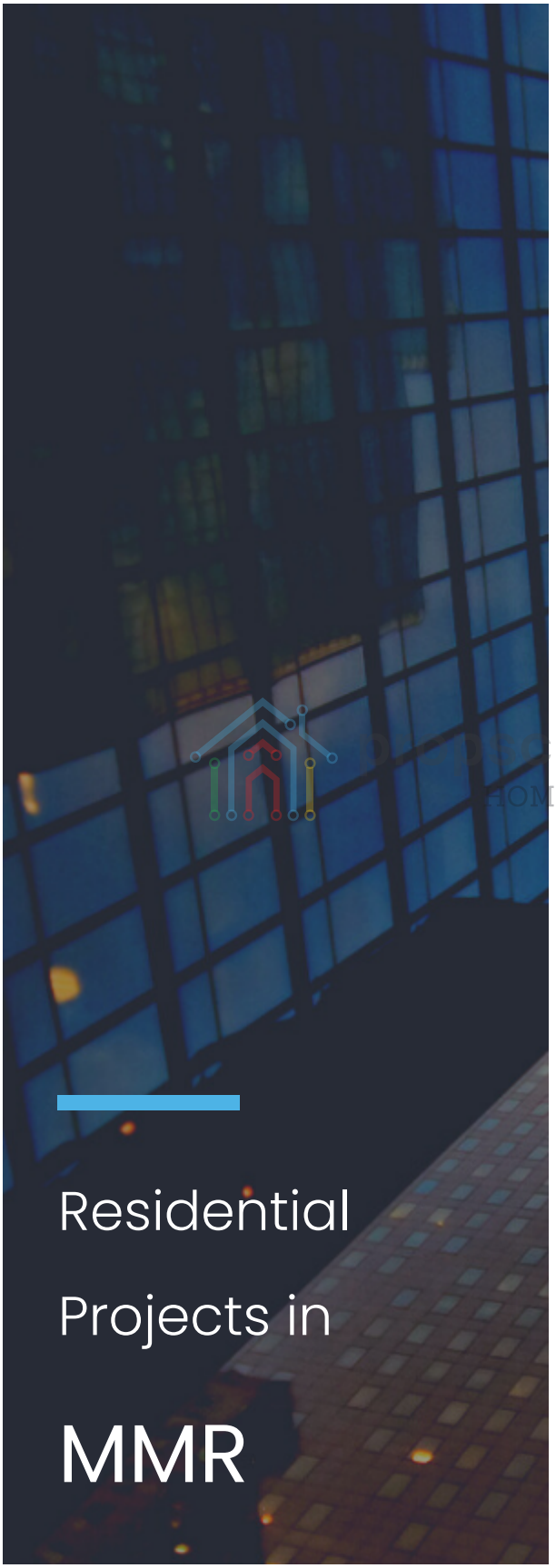
propscience.com

PROP REPORT



Sai Orchid

MahaRERA Number : P51700004806



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.

Propscience.com HOME TRUTHS

LOCATION

The project is in Dombivali East. Kalyan Dombivli is a twin city, that is part of the Mumbai Metropolitan Region. Located in the western half of Maharashtra, it is one of the largest cities of the state with a population of 12.46 lac people spread across 27 villages as per the 2011 census. Dombivli Kalyan has been included the government of India's smart city plan for the state. The area has good connectivity with over 10lac commuters traveling to neighbouring cities and towns every day. Several renowned builders are building large self-sustaining townships in the area opening plenty affordable housing options for locals as well as residents of neighbouring localities. The real estate prices remain attractive, making it a popular option for young families. Some drawbacks of the area include lack of open or recreational green spaces, poor sewer systems, and lack of super-specialty hospitals.

propscience.com
HOME TRUTHS

Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions.

Connectivity & Infrastructure

- Dombivili railway Station **5.7 Km**
- RR Hospital & Research Centre **3 Km**
- KV Pendharkar College **3.4 Km**
- D Mart **5.4 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	2	NA

SAI ORCHID

BUILDER & CONSULTANTS

propscience.com
HOME TRUTHS

Established in 1978 under the leadership of Mr Subash Runwal and Mr Subodh Runwal, the Runwal Group is a real estate company with projects in the residential and commercial sectors. Over its four decades in the business, the company has cemented itself as one of India's premier developers with an extensive portfolio consisting of over 65 projects and 11 million square feet. The company's flagship retail project was the R City malls in Ghatkopar and Mulund. Presently the company is developing a 115-acre integrated township in Dombivali by the name of Runwal Gardens. Their residential portfolio has a mix of affordable housing and affordable luxury projects in Mumbai, Thane and Dombivli Kalyan.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st October, 2020	4 Acre	1 BHK,2 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Gymnasium
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Water Storage

propscience.com
HOME TRUTHS

SAI ORCHID

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units

A1	1	7	4	1 BHK,2 BHK	28
A2	1	7	4	1 BHK,2 BHK	28
B1	1	7	4	1 BHK,2 BHK	28
B2	1	7	4	1 BHK,2 BHK	28
C1	1	7	4	1 BHK,2 BHK	28
C2	1	75	4	1 BHK,2 BHK	300
D1	1	7	4	1 BHK,2 BHK	28
D2	1	7	4	1 BHK,2 BHK	28

propscience.com
HOME TRUTHS

First Habitable Floor	NA

Services & Safety

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

SAI ORCHID

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	725 sqft
2 BHK	984 - 1022 sqft
1 BHK	725 sqft
2 BHK	984 - 1022 sqft
1 BHK	725 sqft
2 BHK	984 - 1022 sqft
1 BHK	725 sqft
2 BHK	984 - 1022 sqft
1 BHK	725 sqft
2 BHK	984 - 1022 sqft
1 BHK	725 sqft

propscience.com
HOME TRUTHS

2 BHK	984 - 1022 sqft
1 BHK	725 sqft
2 BHK	984 - 1022 sqft
1 BHK	725 sqft
2 BHK	984 - 1022 sqft

Floor To Ceiling Height	NA
Views Available	NA

propscience.com
HOME TRUTHS

Flooring	NA
Joinery, Fittings & Fixtures	NA
Finishing	False Ceiling
HVAC Service	NA
Technology	NA
White Goods	NA

SAI ORCHID

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 6720	--	INR 4872000
2 BHK	INR 5724.07	--	INR 5650000 to 5850000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000

propscience.com
HOME TRUTHS

Floor Rise	Parking Charges	Other Charges
NA	INR open-200000, Covered-300000	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA

Bank Approved Loans	HDFC Bank

Transaction History

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

SAI ORCHID

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.

propscience.com
HOME TRUTHS

Category	Score
Place	38
Connectivity	30
Infrastructure	44
Local Environment	30
Land & Approvals	56

Project	73
People	56
Amenities	42
Building	53
Layout	51
Interiors	30
Pricing	30
Total	**44/100**

propscience.com
HOME TRUTHS

SAI ORCHID

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience

will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information of data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

propscience.com
HOME TRUTHS

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.