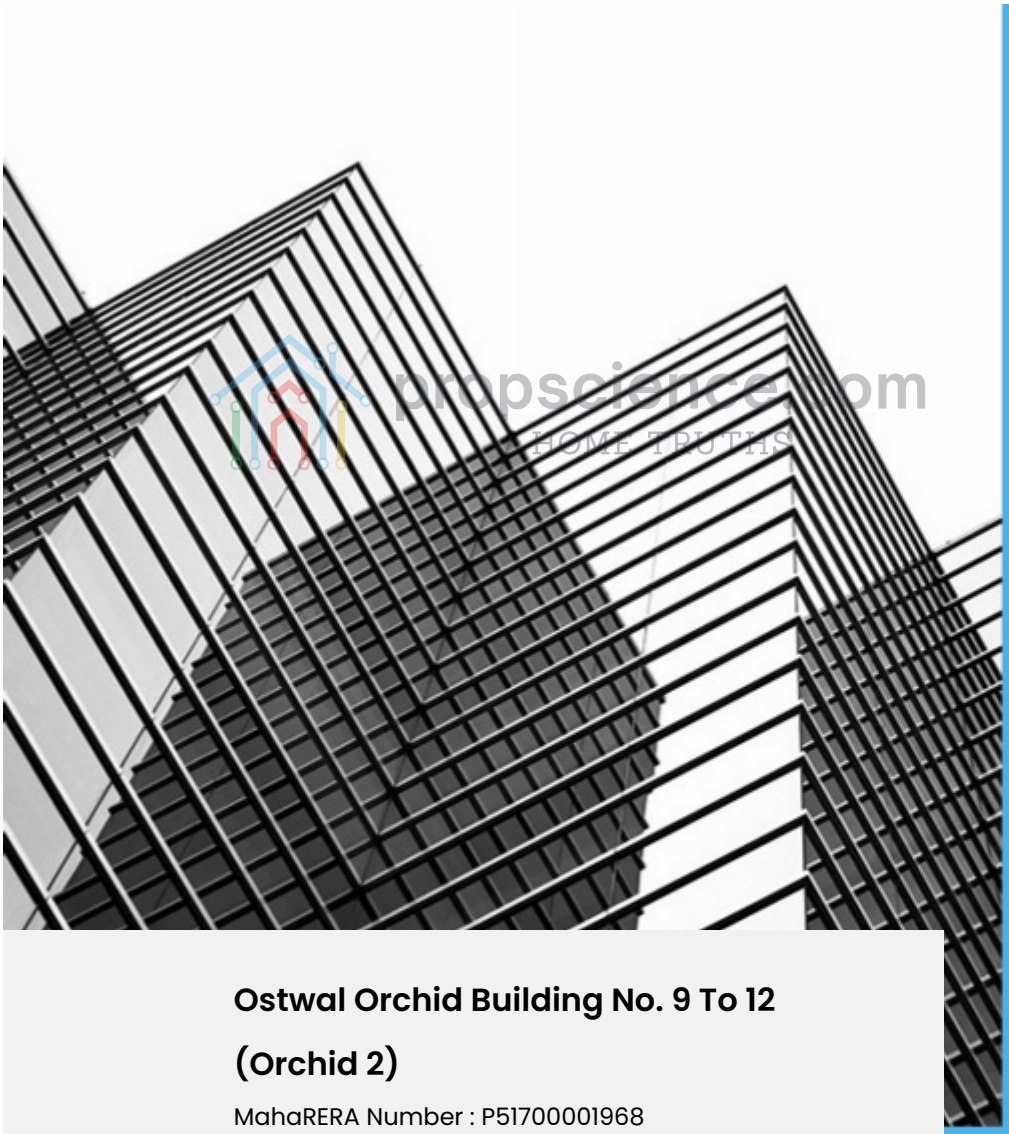
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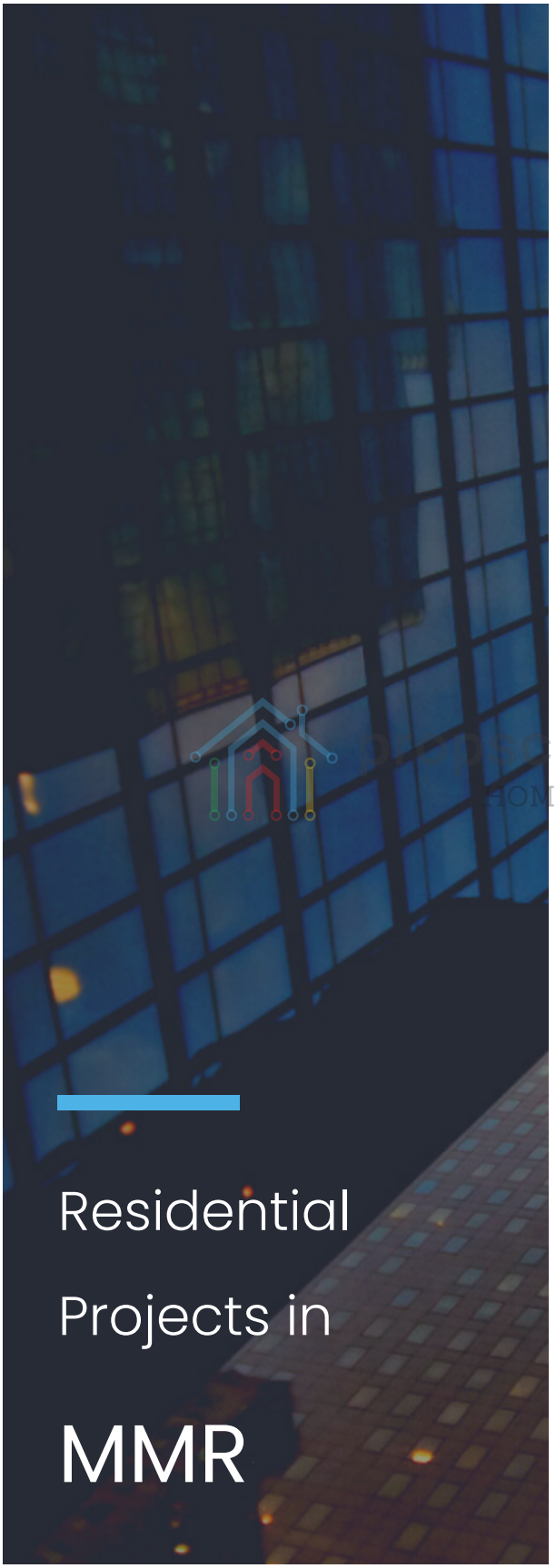
PROP REPORT



Ostwal Orchid Building No. 9 To 12

(Orchid 2)

MahaRERA Number : P51700001968



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.

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OSTWAL ORCHID
BUILDING NO. 9 TO 12
(ORCHID 2)

LOCATION

The project is in Mira Road East. Mira Road West is a locality of the Mira-Bhayandar Municipal Corporation, that is a part of the Thane district of the state of Maharashtra. Its an undeveloped locality of Mira Bhayandar compromising of several government regulated Salt Pans, marshes, and mangroves. This locality does not have any residential or commercial developments. It is connected to the rest of the city and the city of Mumbai via the Mumbai Suburban district railway line.

Post Office	Police Station	Municipal Ward
Mira Road	Kanikya	NA

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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 62 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **25.5 Km**
- Ram Nagar Bus Stop **350 Mtrs**
- Bhayandar Railway Staton **2.9 Km**
- Mira Bhayandar Road **2.5 Km**
- Galaxy Hospital **300 Mtrs**
- Rahul International School (RIS) **350 Mtrs**
- PVR Cinemas **1.0 Km**
- D Mart **3.6 Km**

OSTWAL ORCHID
BUILDING NO. 9 TO 12
(ORCHID 2)

LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	3	1

OSTWAL ORCHID
BUILDING NO. 9 TO 12
(ORCHID 2)

BUILDER & CONSULTANTS

Shree Ostwal Builders Ltd. (SOBL) was incorporated in 1989 as a limited liability company (LLC) under the Companies Act of 1956. Shri Umrao Singh Ostwal is the company's chief promoter. Over 500 commercial and residential buildings have been built by the company, as well as several multi-story towers and townships. We are now working on a major project in the Boisar District of Palghar under the PMAY (Pradhan Mantri Awas Yojana) of Urban Housing for All, which would include 3300 Residential Budget Homes spread over 25 acres.Shree Ostwal Builders Ltd. (SOBL), with an impressive portfolio of residential and commercial properties, has grown by leaps and bounds in a short period of time, delivering high-value, income-yielding properties to its valued shareholders and clients alike.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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OSTWAL ORCHID
BUILDING NO. 9 TO 12
(ORCHID 2)

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2023	11612.17 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Badminton Court,Jogging Track,Kids Play Area,Kids Zone,Indoor Games Area
Leisure	Sit-out Area
Business & Hospitality	Clubhouse
Eco Friendly Features	Green Zone,Rain Water Harvesting,Water Storage

OSTWAL ORCHID BUILDING NO. 9 TO 12 (ORCHID 2)

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Ostwal Orchid Building No. 9	2	16	4	1 BHK	64

Ostwal Orchid Building No. 10	2	16	6	1 BHK	96
Ostwal Orchid Building No. 11	2	16	6	1 BHK,2 BHK	96
Ostwal Orchid Building No. 12	2	16	4	1 BHK	64

First Habitable Floor	1st

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Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

OSTWAL ORCHID BUILDING NO. 9 TO 12 (ORCHID 2)

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	316 - 320 sqft
1 BHK	316 - 320 sqft
1 BHK	316 - 320 sqft
2 BHK	422 - 427 sqft
1 BHK	300 - 317 sqft

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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

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	Dry Walls,Double glazed glass windows

HVAC Service	Split / Box A/C Provision
Technology	Home Automation
White Goods	Geyser

OSTWAL ORCHID
BUILDING NO. 9 TO 12
(ORCHID 2)

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 11220	INR 3366000	INR 3366000 to 3590400
2 BHK	INR 11220	INR 4734840	INR 4734840 to 4790940

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

GST	Stamp Duty	Registration
1%	6%	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	Time Linked Payment
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,LIC Housing Finance Ltd

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	73
Connectivity	83
Infrastructure	84
Local Environment	100
Land & Approvals	56
Project	78
People	46
Amenities	48
Building	67
Layout	45
Interiors	63
Pricing	30
Total	**64/100**

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