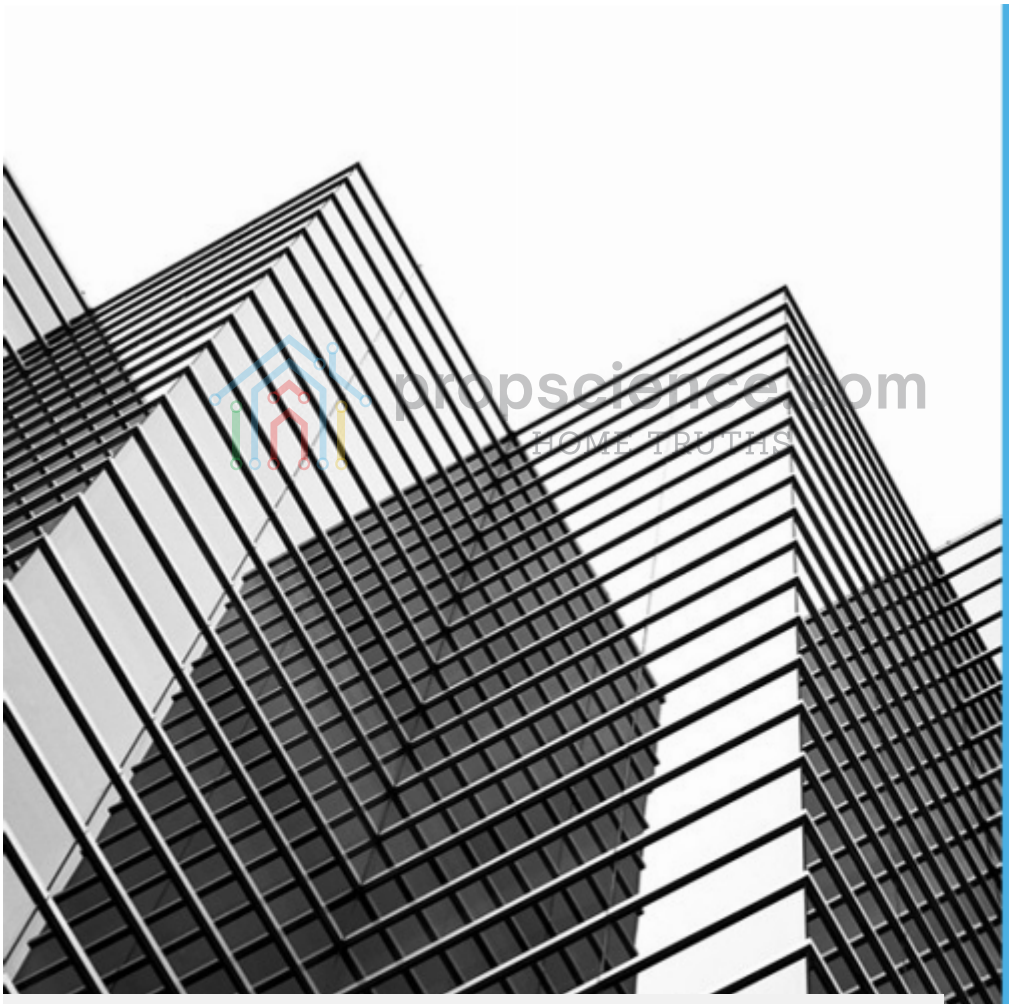
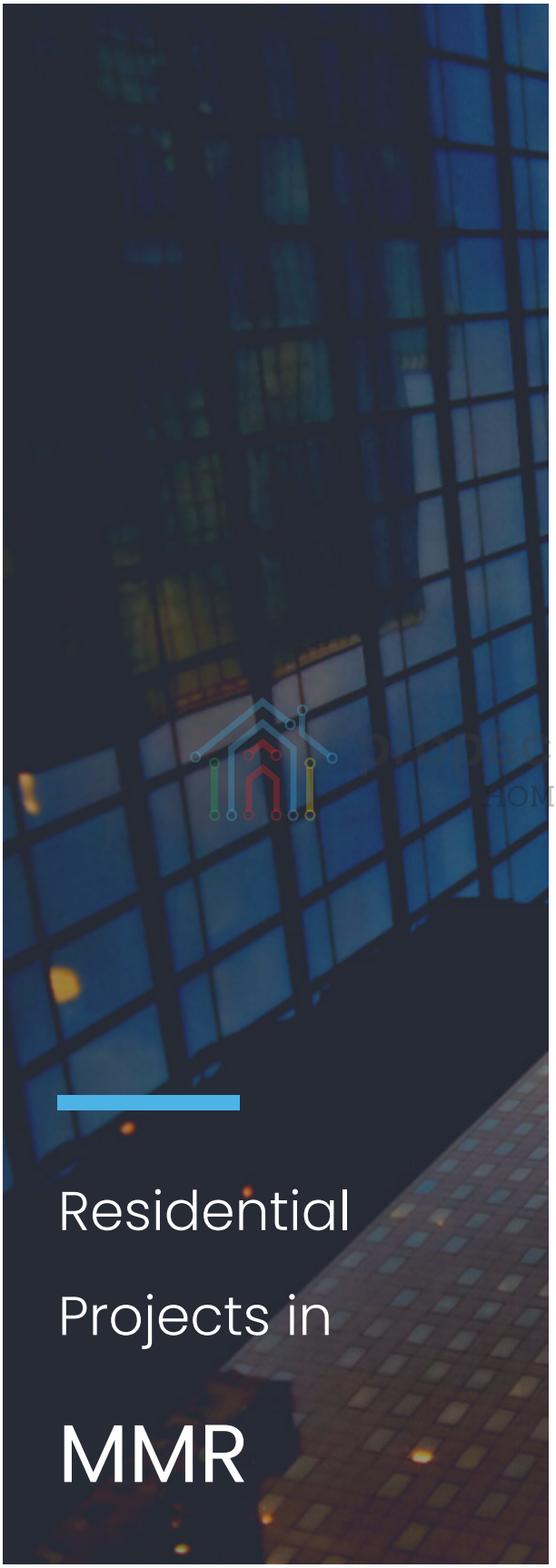
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PROP REPORT



Ostwal Darshan

MahaRERA Number : P51700004905



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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LOCATION

The project is in Bhayander East. Bhayandar East is an industrial locality of the city of Mira Bhayandar. It falls under the Thane district of the State of Maharashtra. It is surrounded by the localities of Uttan, Mira Road and Sanjay Gandhi National Park. Bhayandar East is separated from the West by the Mumbai Suburban Railway line which connects it to Mumbai city. This locality does not have any residential or commercial developments.

Post Office	Police Station	Municipal Ward
Bhayander East	Bhayandar Police Station	NA

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Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 149 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- International Airport **28.7 Km**
- Bhayandar Station Bus Station **650 Mtrs**
- Mira Road Railway Station **4.8 Km**
- Mira Bhayandar Road **550 Mtrs**
- Tembha Hospital **3.2 Km**
- RBK International School **3.2 Km**
- Maxus Mall **3.3 Km**
- D'Mart **3.6 Km**

LAND & APPROVALS

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

OSTWAL DARSHAN

BUILDER & CONSULTANTS

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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

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2022	4043.82 Sqmt	2 BHK,3 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Pet Friendly
Business & Hospitality	Clubhouse
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

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OSTWAL DARSHAN

BUILDING LAYOUT

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

Ostwal Darshan	4	22	6	2 BHK,3 BHK	132

First Habitable Floor	3rd

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility
- **Fire Safety :** NA
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** NA

OSTWAL DARSHAN

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	579 - 617 sqft
3 BHK	770 sqft

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	Luster Finish Paint,False Ceiling,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Modular Kitchen,Air Conditioners

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 13500000 to 14500000
3 BHK	--	--	INR 18000000

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	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,HDFC Bank,ICICI Bank,IDBI Bank,Indialbulls Home Loans,Kotak Bank,PNB Housing Finance Ltd,SBI Bank

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Transaction History

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

OSTWAL DARSHAN

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	54
Local Environment	90
Land & Approvals	50
Project	71
People	46
Amenities	48
Building	65
Layout	49
Interiors	80
Pricing	30

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Total	**61/100**

OSTWAL DARSHAN

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