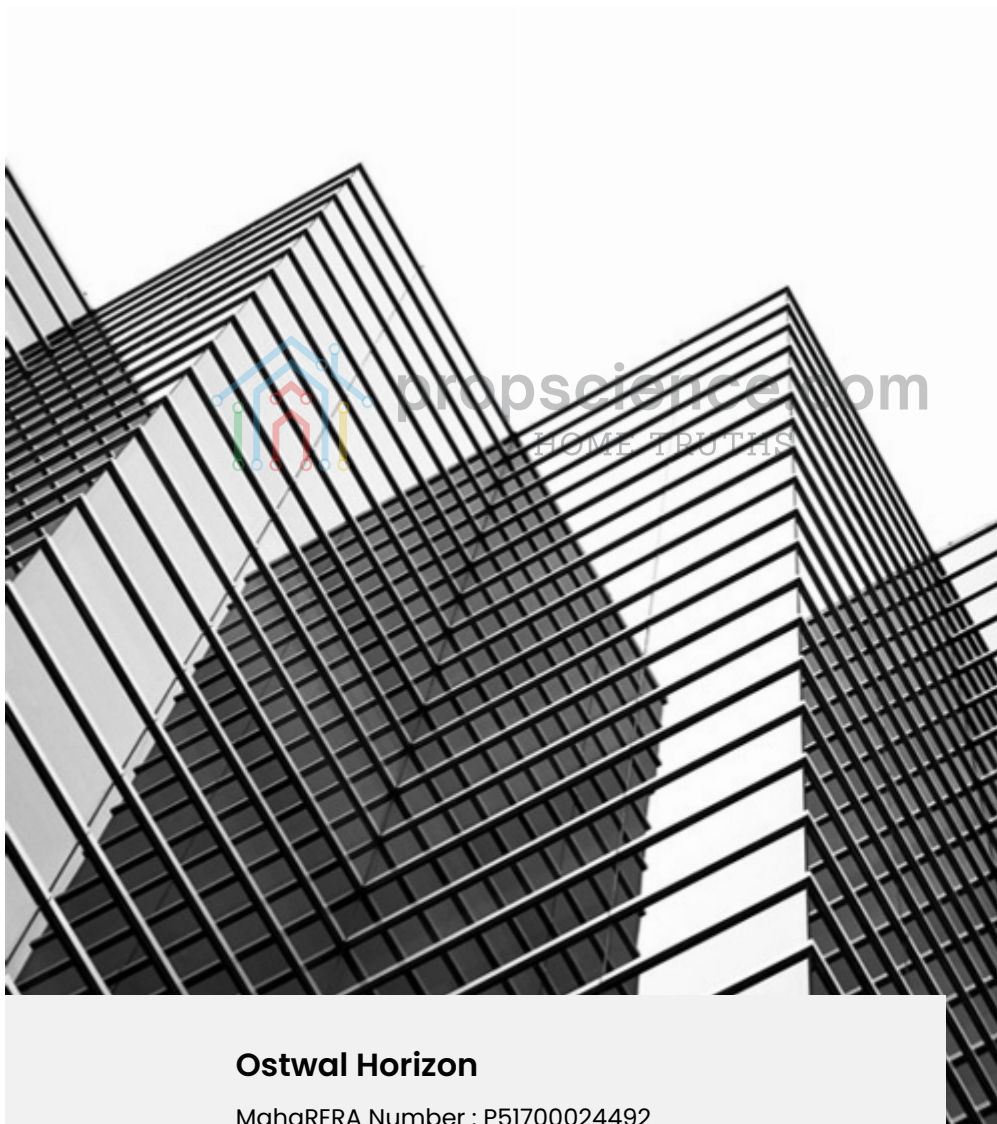


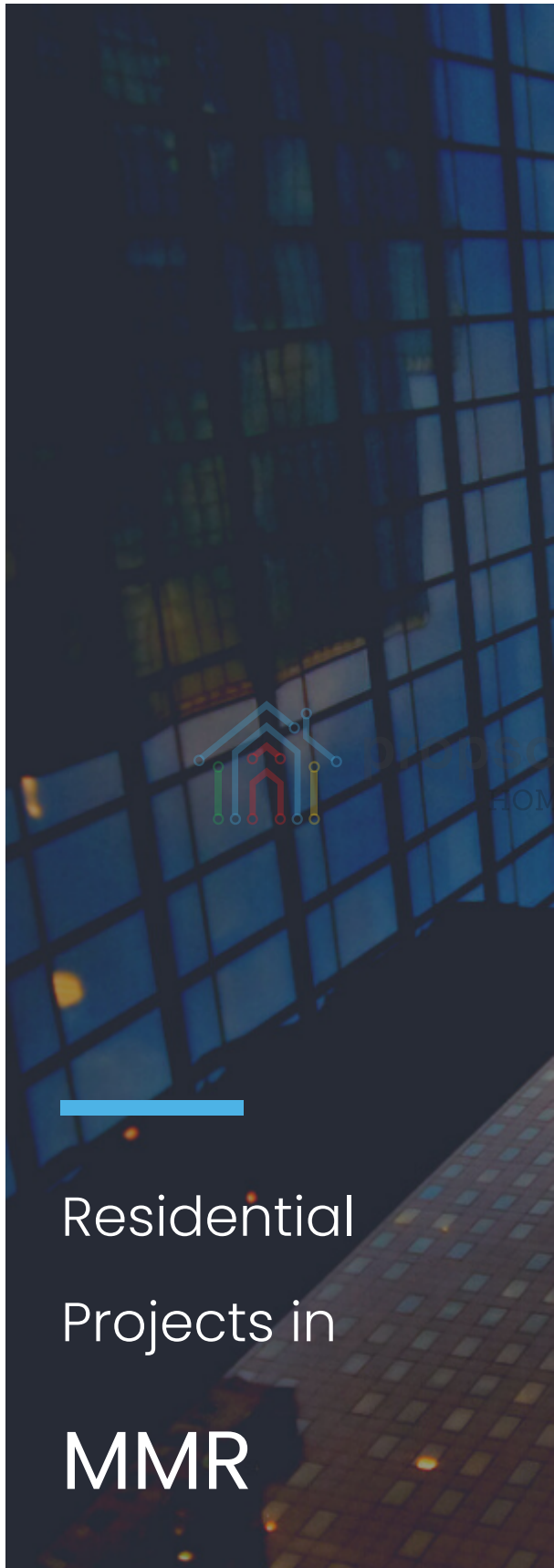
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PROP REPORT



Ostwal Horizon

MahaRERA Number : P51700024492



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 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 |

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 **26.1 Km**
- Laxmi Park Bus Stop **500 Mtrs**
- Mira Road Railway Station **3.9 Km**
- Mira Bhayandar Road **2.3 Km**
- Galaxy Hosptial **500 Mtrs**
- Shree L R Tiwari College Of Law **220 Mtrs**
- Maxus Mall **4.3 Km**
- D Mart **3.0 Km**

OSTWAL HORIZON

LAND & APPROVALS

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

OSTWAL HORIZON

BUILDER & CONSULTANTS



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HOME TRUTHS

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA | NA | NA |

OSTWAL HORIZON

PROJECT & AMENITIES

| Time Line | Size | Typography |
|-----------|------|------------|
|-----------|------|------------|

Completed on 30th December, 2028

7730 Sqmt

1 BHK,Studio

Project Amenities

| | |
|-----------------------------------|--|
| Sports | Kids Play Area,Kids Zone |
| Leisure | NA |
| Business & Hospitality | NA |
| Eco Friendly Features | Rain Water Harvesting,Water Storage,Solar Pannel |

OSTWAL HORIZON



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HOME TRUTHS

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|----------------|-----------------|--------------|-----------------|----------------|----------------|
| Ostwal Horizon | 4 | 24 | 12 | 1 BHK,Studio | 288 |

First Habitable Floor

2nd

Services & Safety

- **Security** : Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,MyGate / Security Apps,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 HORIZON

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| Studio | 244 - 261 sqft |
| 1 BHK | 280 - 351 sqft |


| | |
|--------------------------------|--|
| Floor To Ceiling Height | Between 9 and 10 feet |
| Views Available | Open Grounds / Landscape / Project Amenities |

| | |
|---|---|
| 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 | Anodized Aluminum / UPVC Window Frames,False Ceiling,Double glazed glass windows |
| HVAC Service | Split / Box A/C Provision |
| Technology | Home Automation |
| White Goods | Modular Kitchen,Geyser |

OSTWAL HORIZON

COMMERCIALS



| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|------------------------|
| Studio | -- | -- | INR 3651658 to 3906076 |
| 1 BHK | -- | -- | INR 4190426 to 5252999 |

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,Bank of Baroda,Bank of India,HDFC Bank,ICICI Bank,IDBI Bank,LIC Housing Finance Ltd |

Transaction History

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

OSTWAL HORIZON

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 | 78 |
| Local Environment | 100 |
| Land & Approvals | 44 |
| Project | 71 |
| People | 39 |
| Amenities | 50 |
| Building | 63 |
| Layout | 53 |
| Interiors | 70 |
| Pricing | 30 |
| Total | 62/100 |



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HOME TRUTHS

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