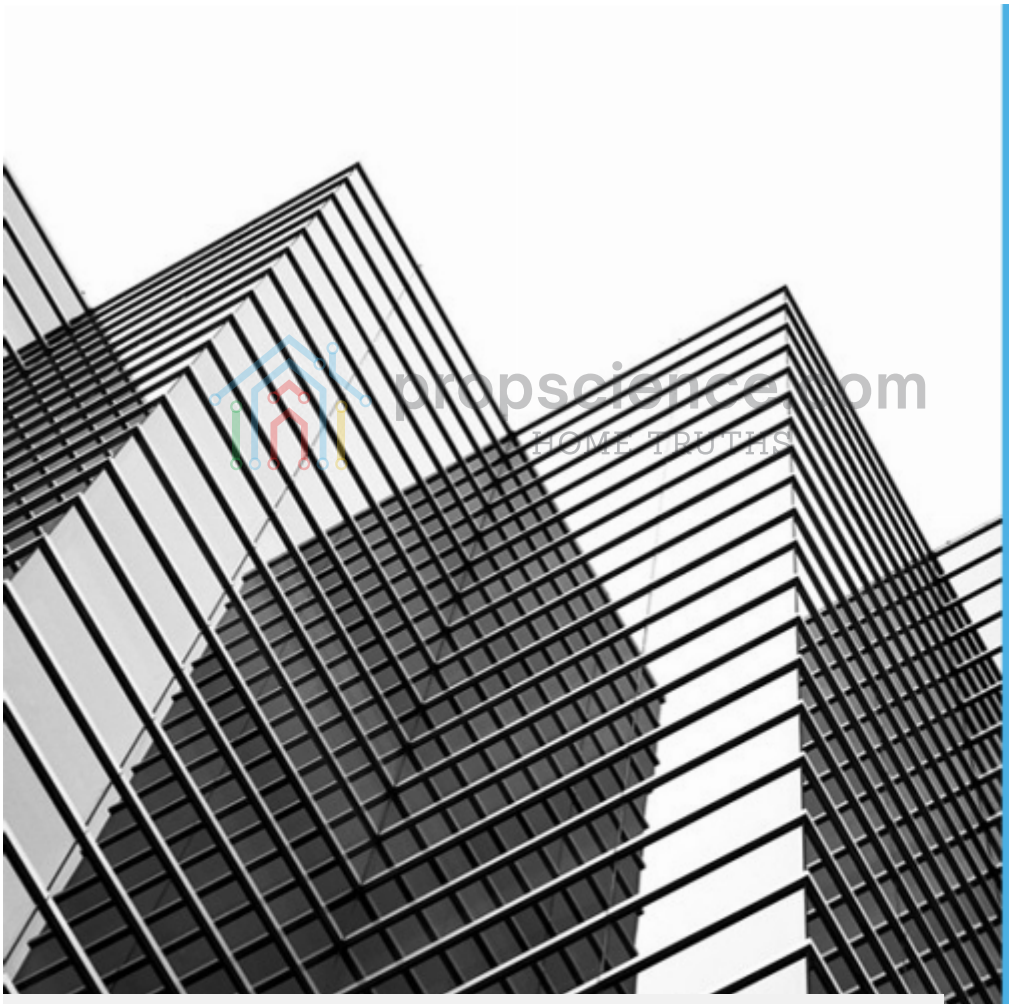
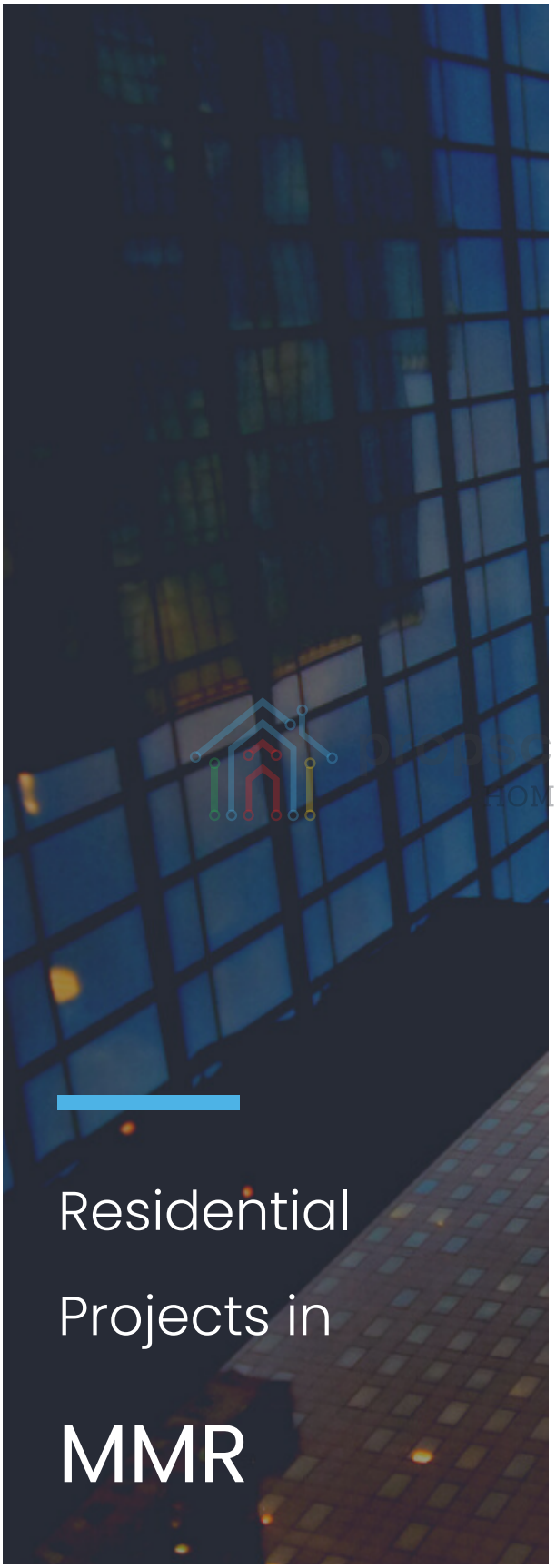
propscience.com

PROP REPORT



Sunrise Orlem 2A Phase 1

MahaRERA Number : P51800007706



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 Malad (West). Malad is a suburb located in North Mumbai. Malad has a railway station on the Western line. The railway tracks of the Western Line divide Malad into Malad (West) and Malad (East). Also located in Malad is a prominent office commercial space extending from the back of the two prominent shopping malls Inorbit Mall & Infiniti Mall. Marve Beach and Aksa Beach are Located in Malad. Malad West is a prominent and up market residential locality in the western suburbs, situated on the western line of the Mumbai Suburban Railway. It is a green and serene locality situated along the Malad Creek and surrounded by mangroves. The residential development in Malad West majorly comprises of multi- storey apartments, and villas; and is driven by proximity to Mindspace and other IT parks, along with excellent connectivity to other parts of Mumbai.

propscience.com
HOME TRUTHS

Post Office	Police Station	Municipal Ward
Orlem	Malad Police Station	Ward P North

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 68 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **14.60 Km**
- Malad Bus Station **1.90 Km**
- Malad Railway Station **1.40 Km**
- Pushpa Park Malad East Highway **3.0 Km**
- Zenith Hospital **800 Mtrs**
- Shri Balaji International School **280 Mtrs**
- Infinity Mall **1.70 Km**
- D'Mart **950 Mtrs**

SUNRISE ORLEM 2A PHASE 1

LAND & APPROVALS

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

propscience.com
HOME TRUTHS

SUNRISE ORLEM 2A PHASE 1

BUILDER & CONSULTANTS

The company was started with the association of Mr. Bhavesh Parikh & Mr. Sanjay Parekh in 2003. It is classified as Non-govt company and is registered at Registrar of Companies, Mumbai. Their head office is located in Santacruz west, Mumbai. Dhaval Developers is a brand synonymous with strong goodwill, quality & assurance. Having various residential projects in hand, it has laid challenging strategy for the coming decade to change Suburban Mumbai's skyline. The capacity to enhance, nurture and accomplish has increased with leaps and bounces to result in a lifestyle product.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

propscience.com
HOME TRUTHS

SUNRISE ORLEM 2A PHASE 1

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2022	3200 Sqmt	2 BHK

Project Amenities

Sports	Multipurpose Court,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area

Leisure	Yoga Room / Zone,Senior Citizen Zone
Business & Hospitality	Conference / Meeting Room
Eco Friendly Features	Green Zone,Rain Water Harvesting,Eco Friendly Paint,STP Plant

SUNRISE ORLEM 2A PHASE 1

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Sunrise Orlem 2A	2	22	2	2 BHK	44

First Habitable Floor	1st Floor

propscience.com
HOME TRUTHS

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Video Door Phone
- **Fire Safety :** Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

SUNRISE ORLEM 2A PHASE 1

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	861 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Water Body / City Skyline

propscience.com
HOME TRUTHS

Flooring	Marble Flooring,Vitrified 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,Anodized Aluminum / UPVC Window Frames,Double glazed glass windows
HVAC Service	VRV / VRF System
Technology	NA
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 21000000

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 0	INR 0

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

Bank Approved Loans	Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,Catalyst Trusteeship Limited,Central Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IDBI Trusteeship Services Limited,IIFL Bank,Indialbulls Home Loans,IndusInd Bank,Karur Vysya Bank,Kotak Bank,L& T Housing Finance Ltd,LIC Housing Finance Ltd,PNB Housing Finance Ltd,Punjab & Sind Bank,RBL Bank,SBI Bank,Standard Chartered Bank,Tata Capital,YES Bank

Transaction History

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

SUNRISE ORLEM 2A PHASE 1

ANNEXURE A

propscience.com
HOME TRUTHS

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
October 2022	1108	2	INR 24735136	INR 22324.13
August 2022	1109	1	INR 24735136	INR 22304
June 2022	1105	3	INR 25800000	INR 23348.42
May 2022	1105	22	INR 25302290	INR 22898

March 2022	1105	5	INR 18556265	INR 16793
December 2021	1109	22	INR 23067200	INR 20800
November 2021	1105	20	INR 26310050	INR 23810
November 2021	1105	21	INR 26114465	INR 23633
October 2021	1105	18	INR 23929880	INR 21656
August 2021	1109	5	INR 20987825	INR 18925
August 2021	1105	11	INR 23624900	INR 21380
June 2021	1109	3	INR 21478003	INR 19367
June 2021	1109	20	INR 24685231	INR 22259
June 2021	1109	4	INR 22962954	INR 20706
December 2020	1105	3	INR 21476780	INR 19436
November 2020	1105	8	INR 21992804	INR 19902.99

propscience.com
HOME TRUTHS

September 2020	1109	11	INR 21449836	INR 19341.6
August 2020	1105	14	INR 22302091	INR 20182.89
March 2020	1109	19	INR 23001640	INR 20740.88
February 2020	1602	7	INR 31483860	INR 19652.85

SUNRISE ORLEM 2A PHASE 1

PROJECT PROPSCORE

propscience.com
HOME TRUTHS

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	55
Connectivity	83

Infrastructure	100
Local Environment	100
Land & Approvals	48
Project	74
People	39
Amenities	48
Building	69
Layout	70
Interiors	63
Pricing	40
Total	**66/100**

propscience.com
HOME TRUTHS

SUNRISE ORLEM 2A PHASE 1

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.

propscience.com
HOME TRUTHS

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.

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.

propscience.com
HOME TRUTHS