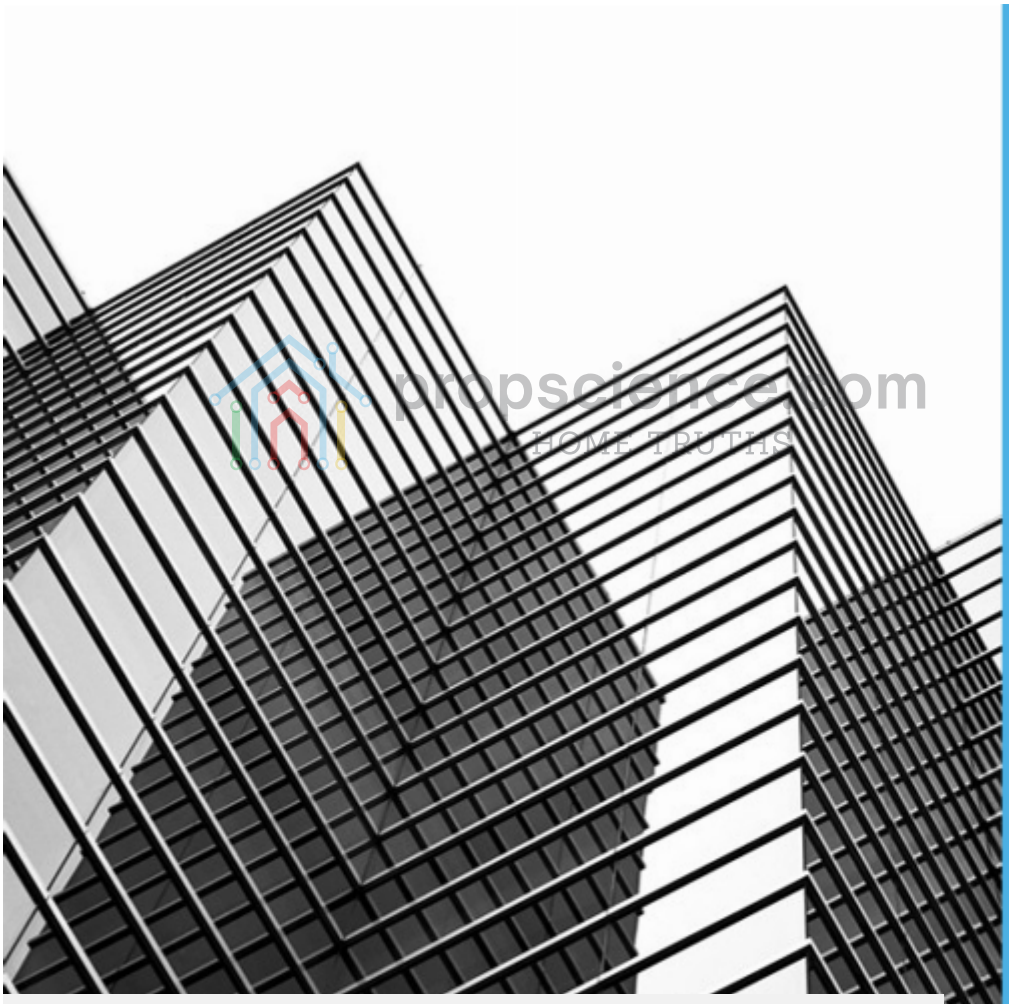
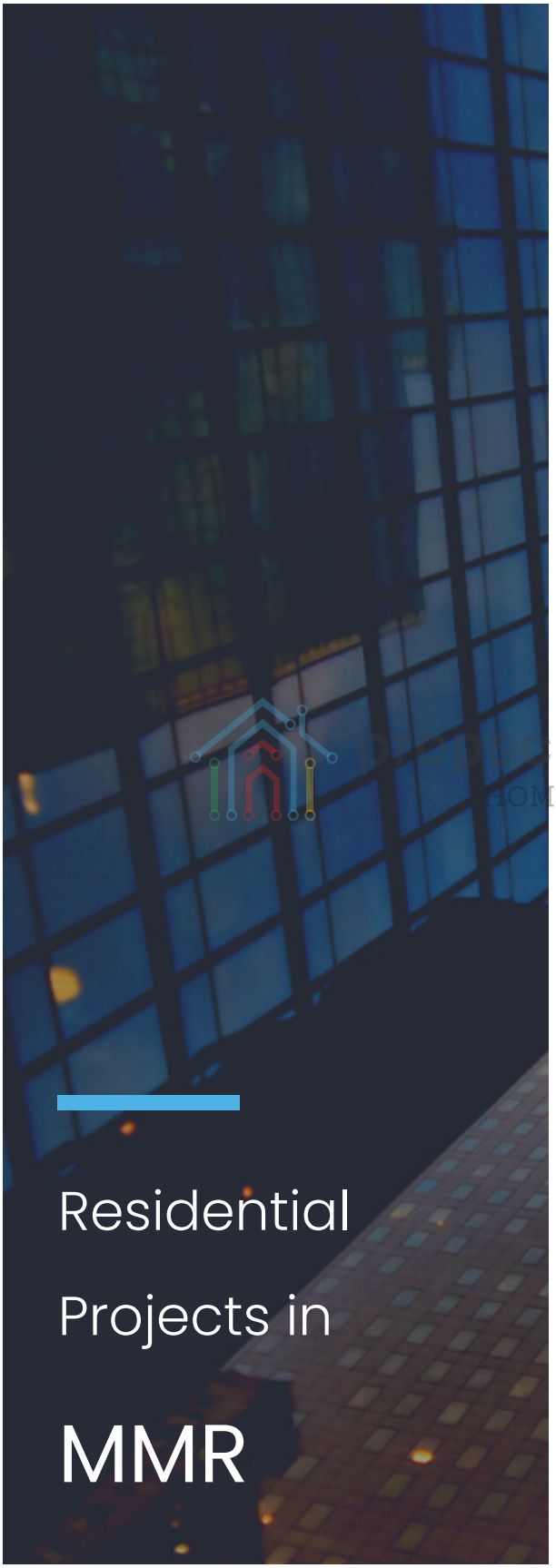
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PROP REPORT



Sunrise Orlem 2B Wing Phase 3

MahaRERA Number : P51800006843



Residential Projects in MMR

WE HELP YOU MAKE THE INVESTMENT

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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 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.

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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 2B WING PHASE 3

LAND & APPROVALS

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

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SUNRISE ORLEM 2B WING PHASE 3

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

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SUNRISE ORLEM 2B WING PHASE 3

PROJECT & AMENITIES

Time Line	Size	Typography
2022 Ready to move	3200 Sqmt	3 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 2B WING PHASE 3

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Sunrise Orlem 2B	2	22	2	3 BHK	44

First Habitable Floor	1st Floor

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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 2B WING
PHASE 3

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1105 - 1109 sqft

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

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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

SUNRISE ORLEM 2B WING PHASE 3

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	--	--	INR 30500000 to 31000000

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

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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	Deferral Payment without Subvention

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 2B WING PHASE 3

ANNEXURE A

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Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
November 2022	861	22	INR 21228816	INR 24656
November 2022	861	1	INR 16117059	INR 18719
October 2022	861	11	INR 19006575	INR 22075

September 2022	861	20	INR 20758710	INR 24110
July 2022	861	18	INR 20752683	INR 24103
May 2022	861	2	INR 16747311	INR 19451
May 2022	861	10	INR 13955949	INR 16209
May 2022	861	16	INR 19561920	INR 22720
April 2022	861	16	INR 19421577	INR 22557
April 2022	861	4	INR 15343020	INR 17820
March 2022	861	1	INR 17081379	INR 19839
February 2022	861	12	INR 17799453	INR 20673
February 2022	861	19	INR 18561438	INR 21558
January 2022	861	20	INR 19323423	INR 22443
December 2021	861	13	INR 16942758	INR 19678

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December 2021	861	6	INR 16263429	INR 18889
November 2021	861	13	INR 17799453	INR 20673
October 2021	861	14	INR 17799453	INR 20673
October 2021	861	3	INR 15535884	INR 18044
September 2021	861	15	INR 17799453	INR 20673

SUNRISE ORLEM 2B WING PHASE 3

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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	55
Connectivity	83
Infrastructure	100
Local Environment	100
Land & Approvals	48
Project	74
People	39
Amenities	48
Building	82
Layout	63
Interiors	63
Pricing	53
Total	**67/100**

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SUNRISE ORLEM 2B WING PHASE 3

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