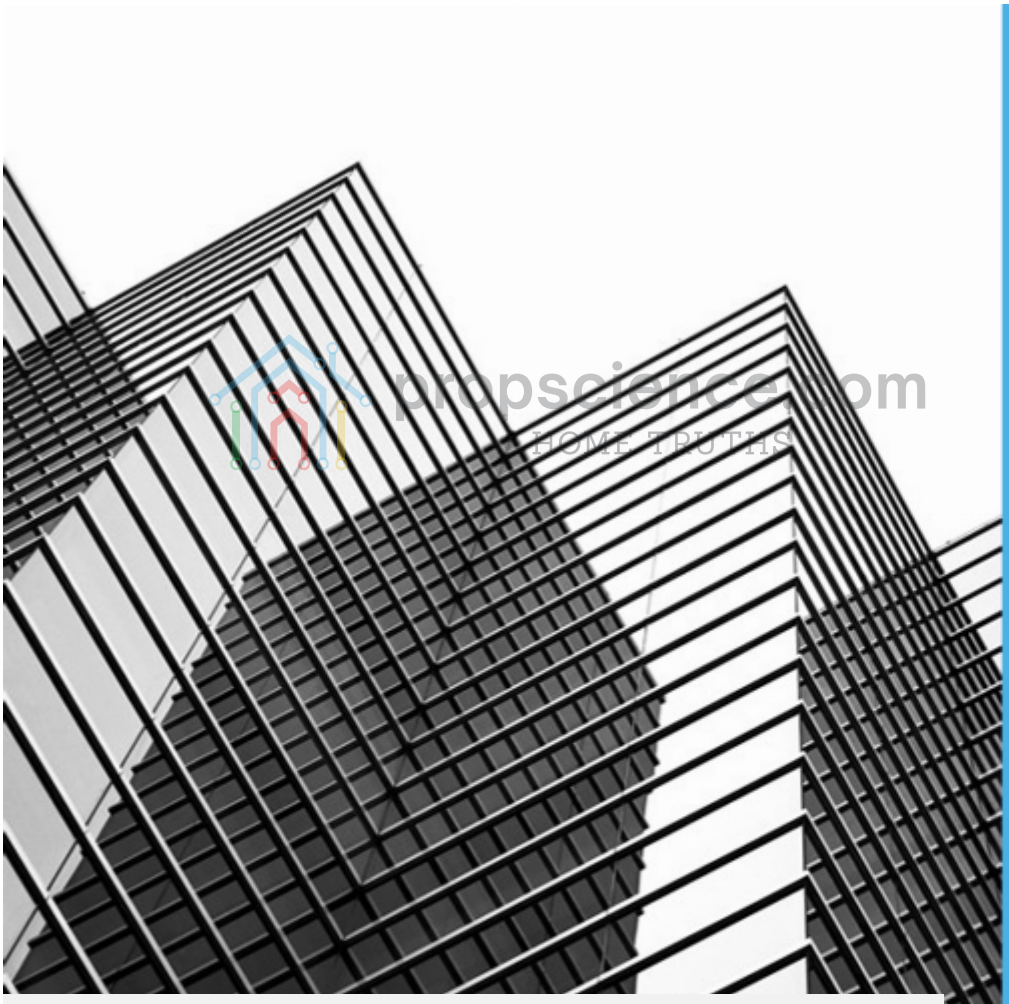
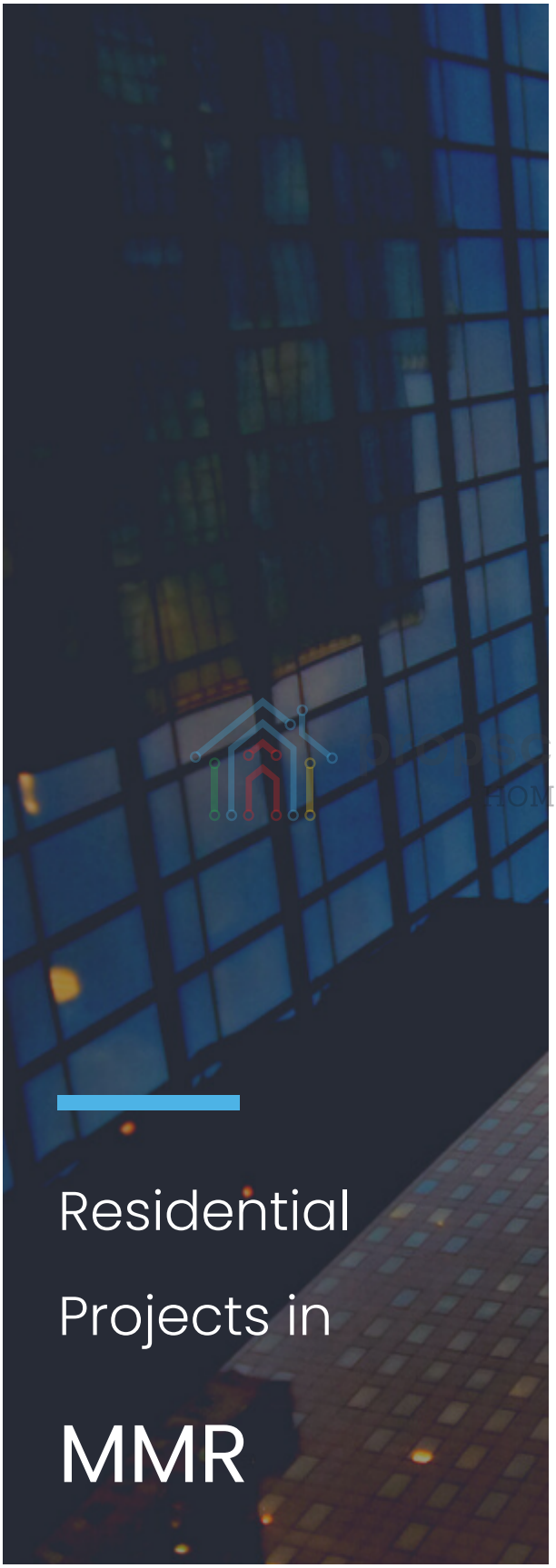
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PROP REPORT



Om Palace

MahaRERA Number : P51800002838



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.

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HOME TRUTHS

Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

Connectivity & Infrastructure

- Malad Railway Station **1.2 Km**
- Zenith Multispeciality Hospital **1.4 Km**
- St. Annes High School **1.2 Km**
- Infiniti Mall **0.5 Km**

LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Builder Profile

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HOME TRUTHS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 30th June, 2020	0.39 Acre	1 BHK

Project Amenities

Sports	Gymnasium
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

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BUILDING LAYOUT

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HOME TRUTHS

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Om Palace	2	23	3	1 BHK	69

First Habitable Floor	NA

Services & Safety

- **Security :** NA
- **Fire Safety :** NA

- **Sanitation :** NA
- **Vertical Transportation :** NA

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	390 sqft

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HOME TRUTHS

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA

Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 28205.13	--	INR 11000000

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

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HOME TRUTHS

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	NA	NA

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

Bank Approved Loans	HDFC Bank

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.

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HOME TRUTHS

Category	Score
Place	55
Connectivity	33
Infrastructure	60
Local Environment	30
Land & Approvals	50

Project	65
People	39
Amenities	30
Building	53
Layout	38
Interiors	30
Pricing	30
Total	**43/100**

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HOME TRUTHS

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Disclaimer

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