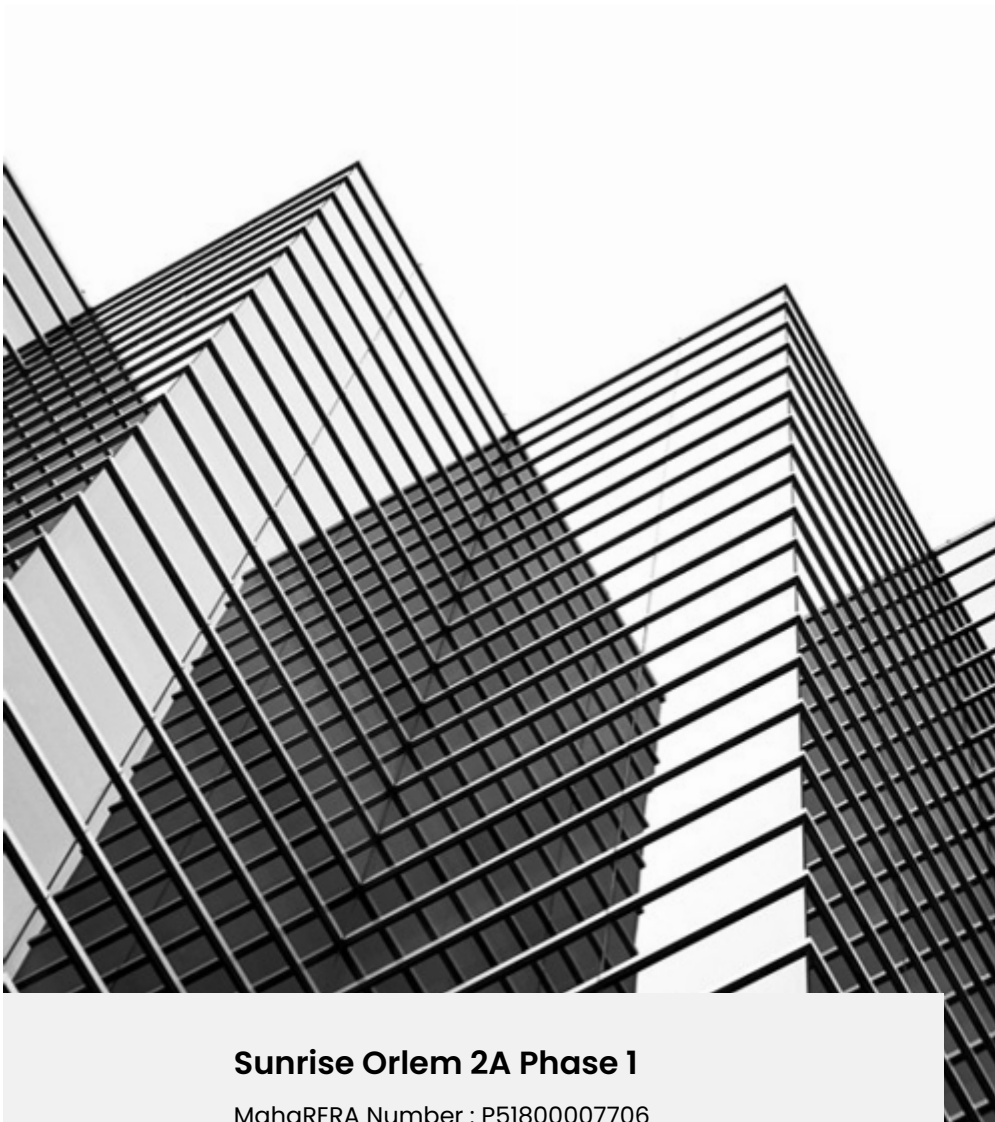


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PROP REPORT



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.

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.

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**

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LAND & APPROVALS

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

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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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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
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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

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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	

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

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

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
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,Indialbills 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.

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ANNEXURE A

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

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

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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	69
Layout	70
Interiors	63
Pricing	40
Total	66/100

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