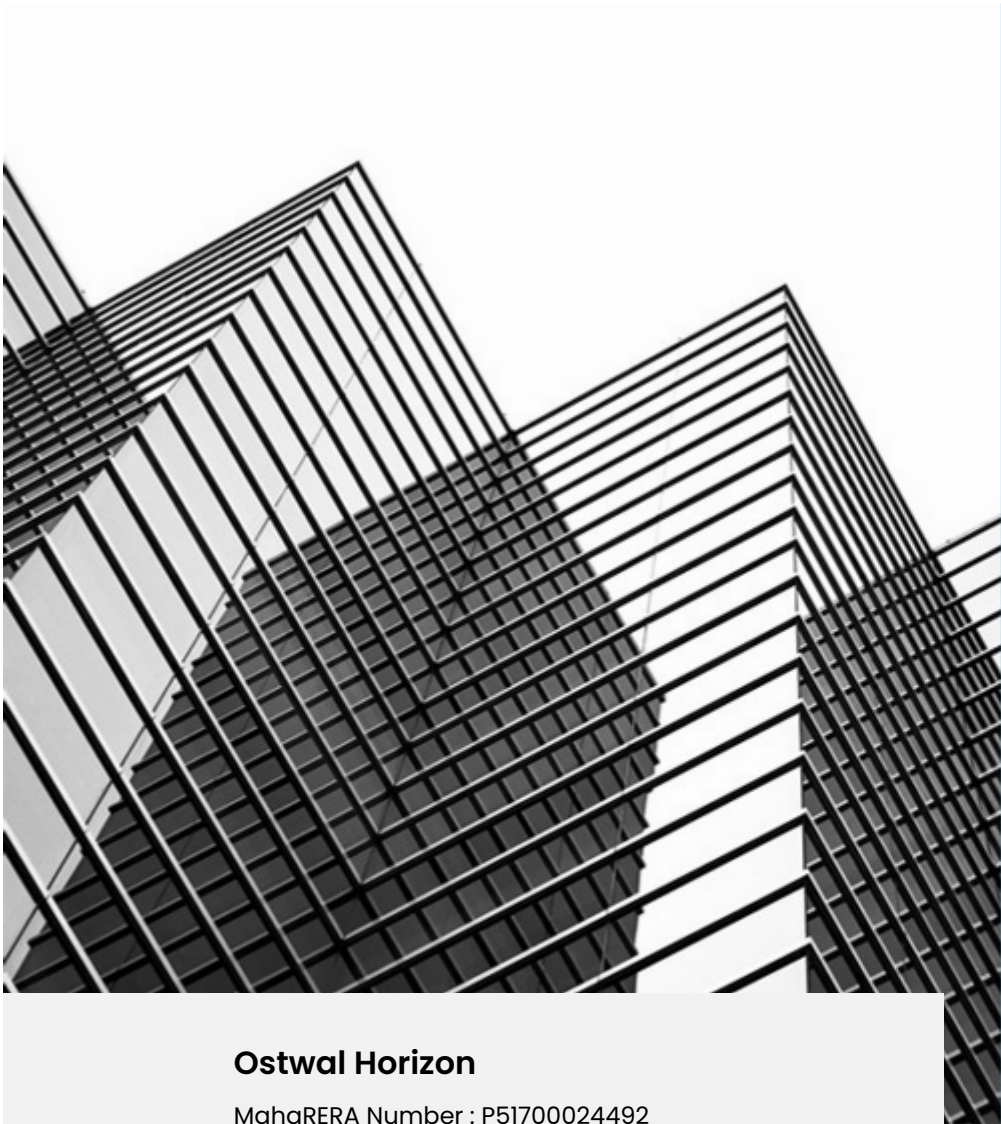


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# PROP REPORT



**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**

## LAND & APPROVALS

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

## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

## PROJECT & AMENITIES

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Time Line	Size	Typography
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Completed on 30th December, 2028	7730 Sqmt	1 BHK,Studio
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### 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

## 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
1 BHK	280 – 351 sqft
Studio	244 – 261 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

<b>Finishing</b>	Anodized Aluminum / UPVC Window Frames,False Ceiling,Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	Home Automation
<b>White Goods</b>	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
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<b>Place</b>	73
<b>Connectivity</b>	73
<b>Infrastructure</b>	78
<b>Local Environment</b>	100
<b>Land &amp; Approvals</b>	44
<b>Project</b>	71
<b>People</b>	39
<b>Amenities</b>	50
<b>Building</b>	63
<b>Layout</b>	53
<b>Interiors</b>	70
<b>Pricing</b>	30
<b>Total</b>	<b>62/100</b>

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