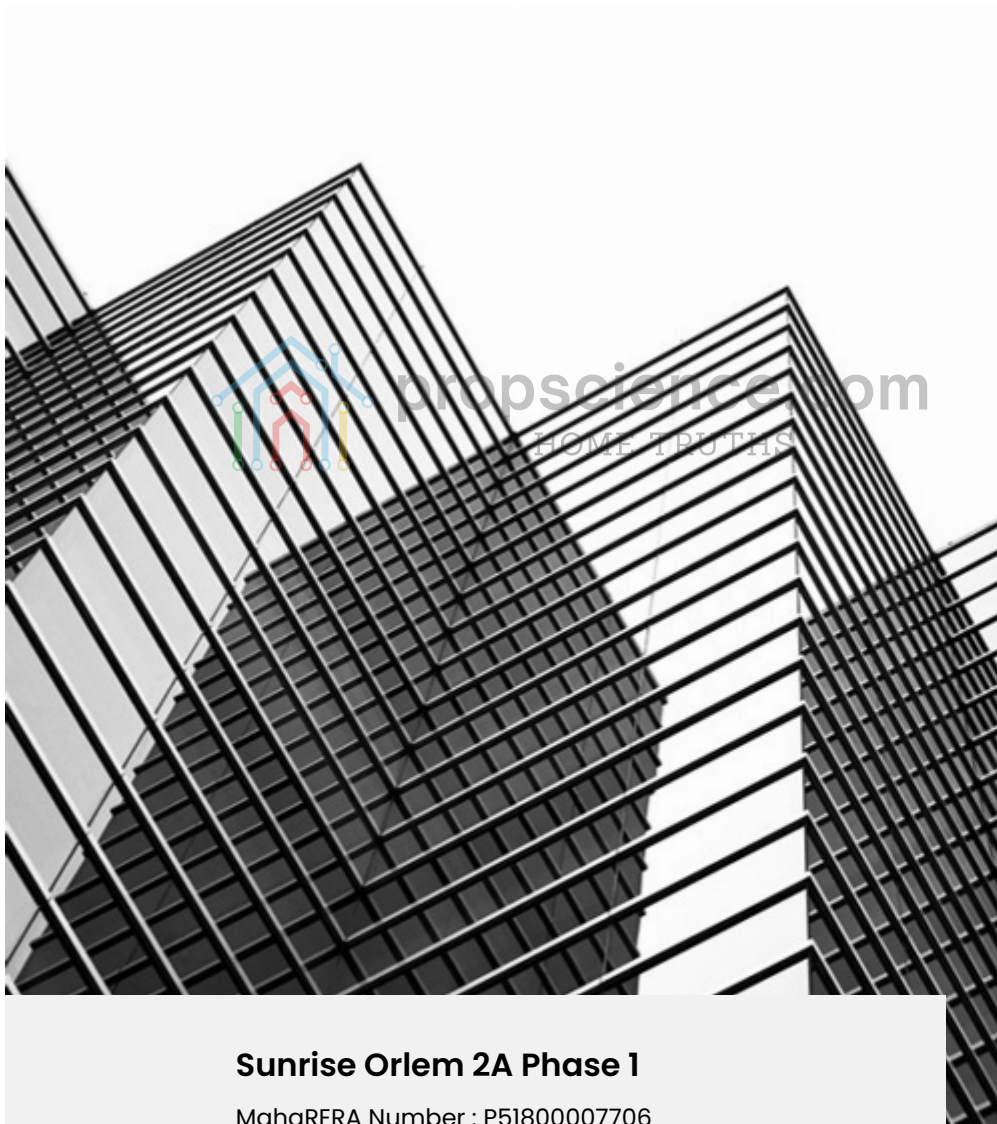


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# PROP REPORT



**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

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| 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 |
|--------|---|

|                                   |   |
|-----------------------------------|---|
| <b>Leisure</b>                    | Yoga Room / Zone,Senior Citizen Zone                          |
| <b>Business &amp; Hospitality</b> | Conference / Meeting Room                                     |
| <b>Eco Friendly Features</b>      | 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             |
| <b>First Habitable Floor</b> |                 |              |                 | 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 |



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|   | HOME TRUTHS   |
|---|---|
| <b>Flooring</b>                         | Marble Flooring,Vitrified Tiles   |
| <b>Joinery, Fittings &amp; Fixtures</b> | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards |
| <b>Finishing</b>                        | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Double glazed glass windows  |
| <b>HVAC Service</b>                     | VRV / VRF System  |
| <b>Technology</b>                       | NA  |
| <b>White Goods</b>                      | 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         |

|                       |   |
|-----------------------|---|
| <b>Festive Offers</b> | The builder is not offering any festive offers at the moment. |
| <b>Payment Plan</b>   | 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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| 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 |



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|                           |      |    |              |              |
|---------------------------|------|----|--------------|--------------|
| <b>September<br/>2020</b> | 1109 | 11 | INR 21449836 | INR 19341.6  |
| <b>August<br/>2020</b>    | 1105 | 14 | INR 22302091 | INR 20182.89 |
| <b>March 2020</b>         | 1109 | 19 | INR 23001640 | INR 20740.88 |
| <b>February<br/>2020</b>  | 1602 | 7  | INR 31483860 | INR 19652.85 |

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# PROJECT PROPSCORE

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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    |

|                             |               |
|-----------------------------|---------------|
| <b>Infrastructure</b>       | 100           |
| <b>Local Environment</b>    | 100           |
| <b>Land &amp; Approvals</b> | 48            |
| <b>Project</b>              | 74            |
| <b>People</b>               | 39            |
| <b>Amenities</b>            | 48            |
| <b>Building</b>             | 69            |
| <b>Layout</b>               | 70            |
| <b>Interiors</b>            | 63            |
| <b>Pricing</b>              | 40            |
| <b>Total</b>                | <b>66/100</b> |



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