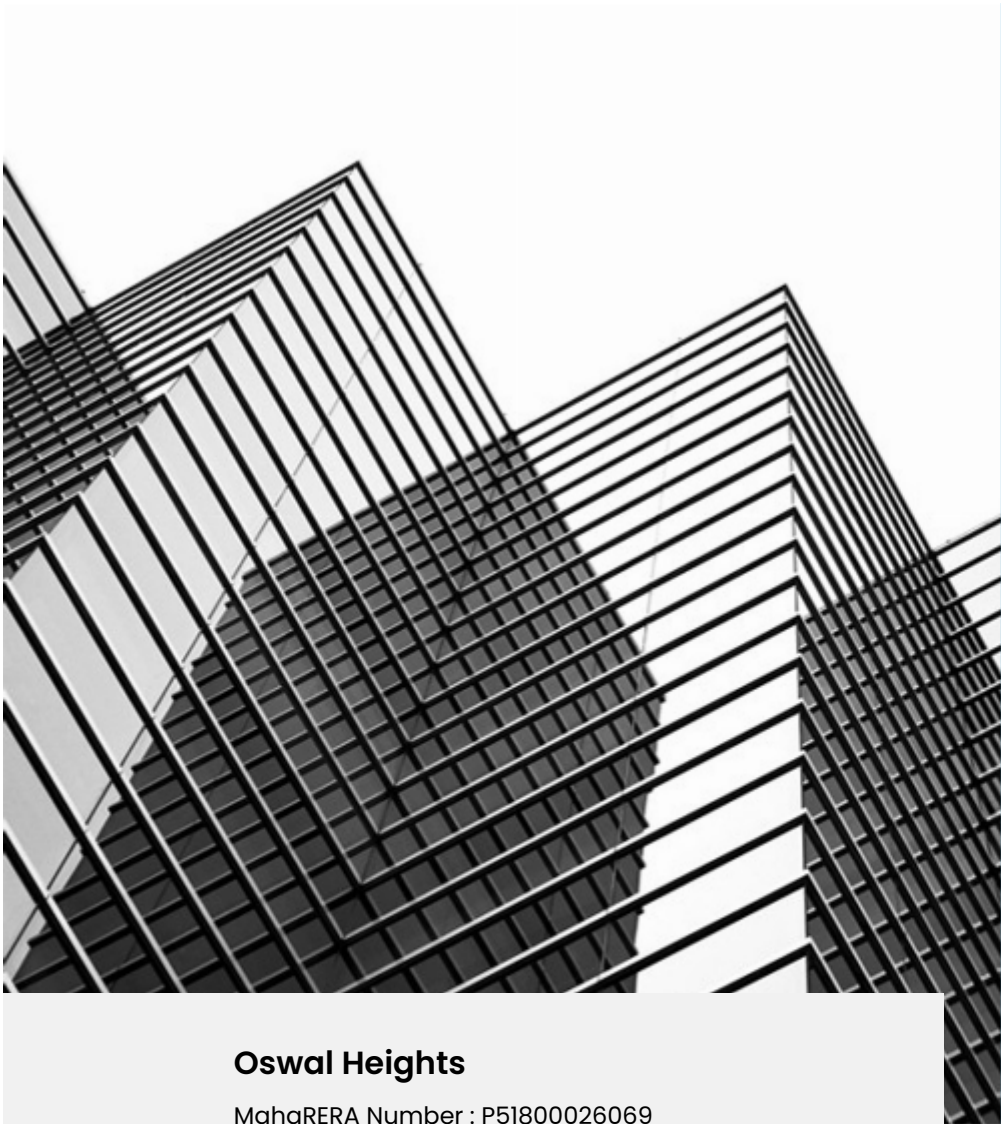


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PROP REPORT



Oswal Heights

MahaRERA Number : P51800026069



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 Chembur (West). Chembur is an upmarket large suburb in Mumbai. Chembur is also said to be a reference to Chevul at the mouth of the Kundalika River on mainland Maharashtra. Vidyanagar , Neelkanth Vihar , Vidya Vihar East , Neelkhanth Valley , Chittranjan Nagar are the neighboring localities of Chembur. After independence, Chembur was one of the sites where refugee camps were set up to settle refugees after partition. The industrialisation of Trombay during and after the war led to the demand for housing and the growth of Chembur thereafter. Famous studios like the RK studios built by the late Raj Kapoor were present in Chembur.

Post Office	Police Station	Municipal Ward
Tilak Nagar	Tilak Nagar Police Station	Ward M West

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 155 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **7.4 Km**
- Sahkar Cinema Bus Stop **140 Mtrs**
- Chembur Monorail Station **900 Mtrs**
- Vivo Ghatkopar **2.2 Km**
- Chembur Railway Station **1.7 Km**
- Ghatkopar – Mahul Rd **210 Mtrs**
- Zen Multi Specialty Hospital **1.7 Km**
- Universal High School **300 Mtrs**
- Shoppers Stop **140 Mtrs**
- Rajam Department Store, **599 Mtrs**

OSWAL HEIGHTS

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
August 2022	NA	1

OSWAL HEIGHTS

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
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HDFC Bank,SBI Bank	NA	NA
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OSWAL HEIGHTS

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th November, 2023	0.27 Acre	1 BHK,2 BHK,3.5 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium
Leisure	Yoga Room / Zone,Senior Citizen Zone,Sit-out Area,Reflexology Park
Business & Hospitality	Clubhouse
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

OSWAL HEIGHTS

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Oswal Heights	2	16	3	1 BHK,2 BHK,3.5 BHK	48
First Habitable Floor				3rd Floor	

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift

OSWAL HEIGHTS

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	410 sqft
2 BHK	528 - 641 sqft

3.5 BHK	913 sqft
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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Marble Flooring
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink
Finishing	NA
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	Modular Kitchen

OSWAL HEIGHTS

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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3.5 BHK	--	--	INR 23000000
1 BHK	--	--	INR 9900000
2 BHK	--	--	INR 12700000 to 15500000

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

GST	Stamp Duty	Registration
5%	5%	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,Bank of India,Central Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,Kotak Bank,LIC Housing Finance Ltd,SBI Bank

Transaction History

Details of some of the latest transactions can be viewed in Annexure A.

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	92
Local Environment	70
Land & Approvals	44
Project	59
People	48
Amenities	48

Building	77
Layout	51
Interiors	48
Pricing	40
Total	59/100

OSWAL HEIGHTS

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