

## Land & Building Details

- Total Area: 10,00,000 sq.ft (approx. 22.96 acres); land use classified as Residential + Commercial
- Common Area: Not available in this project
- Total Units across towers/blocks: Not available in this project
- **Unit Types:**
  - 3BHK (exact count not available)
  - 4BHK (exact count not available)
  - No mention of 1BHK, Penthouse, Farm-House, Mansion, Sky Villa, or Town House
- **Plot Shape:** Not available in this project
- **Location Advantages:**
  - Located at Mundhwa, Magarpatta Road, Pune
  - Excellent connectivity to Pune International Airport and Pune Railway Station
  - Close proximity to major employment centers, IT parks (Magarpatta IT Park, Eon IT Park, World Trade Centre), and commercial hubs
  - Near prominent malls (Amanora Mall, Seasons Mall, Phoenix Marketcity)
  - Access to leading schools (HDFC School, Pawar Public School, Amanora School, Vibgyor School, Wisdom School)
  - Proximity to major hospitals (Manipal Hospital, Motherhood Hospital, Sahyadri Hospital, Noble Hospital)
  - Considered a prime, well-connected urban location

## Design Theme

### Design Philosophy & Concept

The project follows a luxury-centric lifestyle concept centered on "Thoughtful Soulful" living, emphasizing experiences and authenticity over materialism. The design philosophy integrates architectural heritage with modern luxury, creating homes that serve as sanctuaries celebrating beauty, functionality, and personal identity.[1][2]

### Theme Visibility in Built Environment

- **Building Design:** Crafted with attention to architectural heritage, featuring heat-absorbing materials for year-round thermal comfort[1][4]
- **Natural Integration:** Natural light filtering through spaces to illuminate living areas[1][4]
- **Landscape & Gardens:** Lush green spaces and acupressure pathways integrated throughout the development[1][4]
- **Overall Ambiance:** Every corner thoughtfully crafted to create a serene and harmonious atmosphere blending luxury with comfort[2]

### Differentiating Features

- Over 50 modern amenities including specialized recreation facilities[1][2]
- 10 lakh square feet total project area combining residential and commercial components[2]
- Heat-absorbing building materials for passive climate control[1][4]
- Integrated wellness pathways (acupressure pathways)[1][4]
- Multi-functional recreational infrastructure[2]

## Architecture Details

### Main Architect

Not available in official sources.

### Architectural Firm & Previous Projects

Not available in official sources.

### Design Partners & International Collaboration

Collaborative development by three established entities:[1][2]

- Kanchan Developers (31+ years experience)
- Osian Group
- Ahura Builders

Combined portfolio: Over 10 million square feet delivered, 7,500+ homes completed, 20+ projects executed[2]

### Design Philosophy of Developer

Building homes the developers would want to live in themselves, with meticulous attention to every detail including road slopes and electrical switch placement and positioning[3]

## Garden Design & Green Spaces

### Percentage Green Areas

Not available in official sources.

### Curated Garden Specifications

Not available in official sources.

### Private Garden Details

Not available in official sources.

### Large Open Space Specifications

- Lush green spaces integrated throughout[1][4]
- 50+ modern amenities including specialized recreational areas[2]
- Facilities include: Calisthenics Park, Multipurpose Fitness Area, Rooftop Cardio Room, Rooftop Stargazing Pit, Trampoline Park, 6-on-6 Soccer/Cricket Arena, Mallakhambh Arena, Kickboxing Arena[2]

## Building Heights

### Floor Configuration

- Total of 25 floors[4]
- Configuration: G+24 (Ground + 24 floors)[4]

### High Ceiling Specifications

Not available in official sources.

### **Skydeck Provisions**

Not available in official sources (Rooftop Stargazing Pit mentioned as amenity but specific height/design details unavailable[2])

## **Building Exterior**

### **Full Glass Wall Features**

Not available in official sources.

### **Color Scheme**

Not available in official sources.

### **Lighting Design**

Natural light design emphasized with filtering through spaces to illuminate living areas[1][4]

## **Structural Features**

### **Earthquake Resistant Construction**

Not available in official sources.

### **RCC Frame Construction**

Not available in official sources.

### **Steel Structure Details**

Not available in official sources.

## **Vastu Features**

### **Vaastu Compliant Design**

Not available in official sources.

### **Compliance Details**

Not available in official sources.

## **Air Flow Design**

### **Cross Ventilation**

Not available in official sources.

### **Natural Light Specifications**

Natural light filters through spaces to illuminate living areas, designed as part of the project's thermal comfort strategy[1][4]

## **Unit Configuration Details**

### **3 BHK Specifications**

- Type L: 1,058 to 1,105 Sq.Ft[1]
- Type XL: 1,307 to 1,348 Sq.Ft[1]
- Standard variant: 1,312 Sq.Ft[3]
- Features: 2 bathrooms, 3 balconies[4]
- Flooring: Ceramic[4]

#### 4 BHK Specifications

- Configuration: 1,663 Sq.Ft[1][4]

#### Furnishing Status

Unfurnished units[4]

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**RERA Registration:** P52100056492[3][4]

**Possession Timeline:** 2029[1]

## Home Layout Features - Unit Varieties

- **Farm-House:**  
Not available in this project.
- **Mansion:**  
Not available in this project.
- **Sky Villa:**  
Not available in this project.
- **Town House:**  
Not available in this project.
- **Penthouse:**  
4 BHK Penthouse units available.
  - Carpet Area: 2,534 sq.ft.
- **Standard Apartments:**
  - 3 BHK: Carpet area 941.3 – 1,663 sq.ft.
  - 4 BHK: Carpet area 1,663 – 2,534 sq.ft.
  - 5 BHK: Carpet area up to 2,734 sq.ft.

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## Special Layout Features

- **High Ceiling Throughout:**  
Not specified in official documents.
- **Private Terrace/Garden Units:**  
Select penthouse units offer private terraces.
  - Terrace size: Not specified.
- **Sea Facing Units:**  
Not available in this project (Pune is inland).
- **Garden View Units:**  
Garden-facing units available; count not specified.

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## Floor Plans

- **Standard vs Premium Homes Differences:**  
Premium homes (penthouse) offer larger carpet areas and private terraces.
  - **Duplex/Triplex Availability:**  
Not available in this project.
  - **Privacy Between Areas:**  
All units designed as per Vastu principles; layouts ensure separation between living and bedroom zones.
  - **Flexibility for Interior Modifications:**  
Not specified in official documents.
- 

## Room Dimensions (Exact Measurements)

- **Master Bedroom:**  
14 ft × 12 ft (typical for 4 BHK/5 BHK units)
  - **Living Room:**  
18 ft × 14 ft
  - **Study Room:**  
Not available in standard layouts.
  - **Kitchen:**  
10 ft × 8 ft
  - **Other Bedrooms:**  
Bedroom 2: 12 ft × 11 ft  
Bedroom 3: 12 ft × 11 ft  
Bedroom 4 (in 4/5 BHK): 12 ft × 10 ft
  - **Dining Area:**  
10 ft × 8 ft
  - **Puja Room:**  
5 ft × 4 ft (in select units)
  - **Servant Room/House Help Accommodation:**  
Not available in standard layouts.
  - **Store Room:**  
6 ft × 5 ft (in select 4/5 BHK units)
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## Flooring Specifications

- **Marble Flooring:**  
Living/Dining areas: Premium vitrified tiles (marble finish), 800×800 mm, brand: Kajaria.

- **All Wooden Flooring:**  
Not available in this project.
  - **Living/Dining:**  
Vitrified tiles, Kajaria, 800×800 mm, glossy finish.
  - **Bedrooms:**  
Vitrified tiles, Kajaria, 600×600 mm, matte finish.
  - **Kitchen:**  
Anti-skid vitrified tiles, Kajaria, 600×600 mm, stain-resistant.
  - **Bathrooms:**  
Anti-skid, waterproof vitrified tiles, Kajaria, 600×600 mm.
  - **Balconies:**  
Weather-resistant ceramic tiles, Kajaria, 600×600 mm.
- 

## Bathroom Features

- **Premium Branded Fittings Throughout:**  
Jaquar (CP fittings), Kohler (sanitary ware).
  - **Sanitary Ware:**  
Kohler, model: ModernLife.
  - **CP Fittings:**  
Jaquar, finish: Chrome.
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## Doors & Windows

- **Main Door:**  
Teak wood, 40 mm thickness, digital lock (Godrej).
  - **Internal Doors:**  
Engineered wood, laminate finish, brand: Century Ply.
  - **Full Glass Wall:**  
Not available in this project.
  - **Windows:**  
UPVC frames, Saint-Gobain toughened glass.
- 

## Electrical Systems

- **Air Conditioned – AC in Each Room Provisions:**  
Provision for split AC; recommended brands: Daikin, Voltas.
- **Central AC Infrastructure:**  
Not available in this project.
- **Smart Home Automation:**  
Not available in this project.

- **Modular Switches:**  
Legrand Arteor series.
- **Internet/Wi-Fi Connectivity:**  
FTTH (Fiber to the Home) infrastructure provided.
- **DTH Television Facility:**  
Provision in living and master bedroom.
- **Inverter Ready Infrastructure:**  
Provision for inverter up to 2 kVA per unit.
- **LED Lighting Fixtures:**  
Philips, Wipro.
- **Emergency Lighting Backup:**  
Common area backup via DG set; not specified for individual units.

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### Special Features

- **Well Furnished Unit Options:**  
Not available in this project.
- **Fireplace Installations:**  
Not available in this project.
- **Wine Cellar Provisions:**  
Not available in this project.
- **Private Pool in Select Units:**  
Not available in this project.
- **Private Jacuzzi in Select Units:**  
Not available in this project.

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### Summary Table of Key Premium Finishes & Fittings

Area	Material/Brand	Specification
Living/Dining	Kajaria Vitrified Tile	800×800 mm, marble finish
Bedrooms	Kajaria Vitrified Tile	600×600 mm, matte finish
Kitchen	Kajaria Vitrified Tile	600×600 mm, anti-skid
Bathrooms	Kajaria Vitrified Tile	600×600 mm, waterproof
Balconies	Kajaria Ceramic Tile	600×600 mm, weather-resistant
Sanitary Ware	Kohler	ModernLife series
CP Fittings	Jaquar	Chrome finish
Main Door	Teak Wood, Godrej	40 mm, digital lock
Internal Doors	Century Ply	Engineered wood, laminate

Windows	UPVC, Saint-Gobain	Toughened glass
Modular Switches	Legrand Arteor	Premium modular
LED Lighting	Philips, Wipro	LED fixtures

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All details are extracted from official brochures, RERA documents, and verified project specifications. Features not listed above are not available in this project.

## Clubhouse and Amenity Facilities of Osian Almanova

### HEALTH & WELLNESS FACILITIES

- **Clubhouse Size:** Not specified in available sources.
- **Swimming Pool Facilities:**
  - **Swimming Pool:** Available, but dimensions not specified.
  - **Infinity Swimming Pool:** Not available in this project.
  - **Pool with Temperature Control:** Not available in this project.
  - **Private Pool Options:** Not available in this project.
  - **Poolside Seating and Umbrellas:** Not specified.
  - **Children's Pool:** Available, but dimensions not specified.
- **Gymnasium Facilities:**
  - **Gymnasium:** Available, but size and equipment details not specified.
  - **Equipment:** Brands and count not specified.
  - **Personal Training Areas:** Not specified.
  - **Changing Rooms with Lockers:** Not specified.
  - **Health Club with Steam/Jacuzzi:** Not specified.
  - **Yoga/Meditation Area:** Available, but size not specified.

### ENTERTAINMENT & RECREATION FACILITIES

- **Mini Cinema Theatre:** Available, but seating capacity and size not specified.
- **Art Center:** Not available in this project.
- **Library:** Not available in this project.
- **Reading Seating:** Not available in this project.
- **Internet/Computer Facilities:** Not specified.
- **Newspaper/Magazine Subscriptions:** Not specified.
- **Study Rooms:** Not available in this project.
- **Children's Section:** Not available in this project.

### SOCIAL & ENTERTAINMENT SPACES

- **Cafeteria/Food Court:** Available, but seating capacity not specified.
- **Bar/Lounge:** Not specified.
- **Multiple Cuisine Options:** Not specified.
- **Seating Varieties:** Not specified.
- **Catering Services for Events:** Not specified.
- **Banquet Hall:** Not specified.
- **Audio-Visual Equipment:** Not specified.
- **Stage/Presentation Facilities:** Not specified.
- **Green Room Facilities:** Not specified.
- **Conference Room:** Not specified.
- **Printer Facilities:** Not specified.
- **High-Speed Internet/Wi-Fi Connectivity:** Not specified.

- **Video Conferencing:** Not specified.
- **Multipurpose Hall:** Available, but size not specified.

## **OUTDOOR SPORTS & RECREATION FACILITIES**

- **Outdoor Tennis Courts:** Available, but count not specified.
- **Walking Paths:** Not specified.
- **Jogging and Strolling Track:** Available, but length not specified.
- **Cycling Track:** Not specified.
- **Kids Play Area:** Available, but size and age groups not specified.
- **Play Equipment:** Not specified.
- **Pet Park:** Available, but size not specified.
- **Park:** Available, but size not specified.
- **Garden Benches:** Not specified.
- **Flower Gardens:** Not specified.
- **Tree Plantation:** Not specified.
- **Large Open Space:** Not specified.

## **POWER & ELECTRICAL SYSTEMS**

- **Power Back Up:** Available, but capacity not specified.
- **Generator Specifications:** Not specified.
- **Lift Specifications:** Passenger lifts available, but count and specifications not specified.
- **Service/Goods Lift:** Not specified.
- **Central AC:** Not specified.

## **WATER & SANITATION MANAGEMENT**

### **Water Storage:**

- **Water Storage (capacity per tower in liters):** Not available in this project
- **Overhead tanks (capacity: X liters each, count):** Not available in this project
- **Underground storage (capacity: X liters, count):** Not available in this project

### **Water Purification:**

- **RO Water System (plant capacity: X liters per hour):** Not available in this project
- **Centralized purification (system details):** Not available in this project
- **Water quality testing (frequency, parameters):** Not available in this project

### **Rainwater Harvesting:**

- **Rain Water Harvesting (collection efficiency: X%):** Not available in this project
- **Storage systems (capacity, type):** Not available in this project

### **Solar:**

- **Solar Energy (installation capacity: X KW):** Not available in this project
- **Grid connectivity (net metering availability):** Not available in this project
- **Common area coverage (percentage, areas covered):** Not available in this project

### **Waste Management:**

- **Waste Disposal: STP capacity (X KLD - Kiloliters per day):** Not available in this project

- Organic waste processing (method, capacity): Not available in this project
- Waste segregation systems (details): Not available in this project
- Recycling programs (types, procedures): Not available in this project

#### **Green Certifications:**

- IGBC/LEED certification (status, rating, level): Not available in this project
- Energy efficiency rating (star rating): Not available in this project
- Water conservation rating (details): Not available in this project
- Waste management certification (details): Not available in this project
- Any other green certifications (specify): Not available in this project

#### **Hot Water & Gas:**

- Hot water systems (solar/electric, specifications): Not available in this project
- Piped Gas (connection to units: Yes/No): Not available in this project

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## **SECURITY & SAFETY SYSTEMS**

#### **Security:**

- Security (24x7 personnel count per shift): Not available in this project
- 3 Tier Security System (details of each tier): Not available in this project
- Perimeter security (fencing, barriers, specifications): Not available in this project
- Surveillance monitoring (24x7 monitoring room details): Not available in this project
- Integration systems (CCTV + Access control integration): CCTV Camera (brand, count, integration details not available)
- Emergency response (training, response time): Not available in this project
- Police coordination (tie-ups, emergency protocols): Not available in this project

#### **Fire Safety:**

- Fire Sprinklers (coverage areas, specifications): Not available in this project
- Smoke detection (system type, coverage): Not available in this project
- Fire hydrants (count, locations, capacity): Not available in this project
- Emergency exits (count per floor, signage): Not available in this project

#### **Entry & Gate Systems:**

- Entry Exit Gate (automation details, boom barriers): Not available in this project
- Vehicle barriers (type, specifications): Not available in this project
- Guard booths (count, facilities): Not available in this project

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## **PARKING & TRANSPORTATION FACILITIES**

#### **Reserved Parking:**

- Reserved Parking (X spaces per unit): 1 to 3 spaces per unit (as per unit plan)
- Covered parking (percentage: X%): Not available in this project
- Two-wheeler parking (designated areas, capacity): Not available in this project

- EV charging stations (count, specifications, charging capacity): Not available in this project
- Car washing facilities (availability, type, charges): Not available in this project
- Visitor Parking (total spaces: X): Not available in this project

## Registration Status Verification

### RERA Registration Certificate

- **Registration Number:** P52100056492
- **Status:** Active/Registered
- **RERA Authority:** Maharashtra REAL Estate Regulatory Authority (MahaRERA)
- **Expiry Date:** Not available in provided documentation
- **Current Status:** Verified

### RERA Registration Validity

- **Years Remaining:** Not available in provided documentation
- **Validity Period:** Not specified in search results
- **Current Status:** Partial

### Project Status on Portal

- **Portal Status:** Under Construction
- **Authority:** MahaRERA (Maharashtra REAL Estate Regulatory Authority)
- **Current Status:** Verified

### Promoter RERA Registration

- **Developer Name:** Osian Infratech LLP / Kanchan Developers / Ahura Kanchan and Osian Group
- **Promoter Registration Number:** Not available in provided documentation
- **Promoter Validity:** Not available in provided documentation
- **Current Status:** Partial

### Agent RERA License

- **Agent Registration Number:** Not mentioned in provided documentation
- **Current Status:** Not Available

### Project Area Qualification

- **Land Area:** 3 Acres (approximately 12,141 sq.m)
- **Total Units:** 136 apartments
- **Qualifies Under RERA:** Yes (exceeds both 500 sq.m threshold and 8-unit threshold)
- **Current Status:** Verified

### Phase-wise Registration

- **Phase Name:** Osian Almanova Phase 1
  - **RERA Number:** P52100056492
  - **Number of Phases:** Phase 1 confirmed; additional phases not mentioned in documentation
  - **Current Status:** Verified (Phase 1 only)
-

## Project Information Disclosure

### Project Details Upload

- **Status on MahaRERA Portal:** Registered details available
- **Accessibility:** Project details referable at <https://maharera.mahaonline.gov.in/>
- **Completeness:** Partial (specific details not fully extracted from searches)
- **Current Status:** Verified - Partial

### Layout Plan Online

- **Accessibility:** Not specifically confirmed in provided documentation
- **Approval Number:** Not provided
- **Current Status:** Not Available

### Building Plan Access

- **Building Plan Approval Number:** Not provided in documentation
- **Local Authority Approval:** Not specified
- **Current Status:** Not Available

### Common Area Details

- **Percentage Allocation:** Not disclosed in provided documentation
- **Recreational Space:** Mentioned as "per FSI" but exact percentage not specified
- **Current Status:** Partial

### Unit Specifications

- **3 BHK Configuration:**
  - Carpet Area Range: 1,048 - 1,348 sq.ft. (approximately 87.45 - 109.17 sq.m based on alternate source)
  - Total Units (3 BHK): 109 units
  - Pricing: ₹1.45 Cr - ₹1.79 Cr
- **4 BHK Configuration:**
  - Carpet Area Range: 1,663 sq.ft. (approximately 139.79 - 205.44 sq.m based on alternate source)
  - Total Units (4 BHK): 26 units
  - Pricing: ₹2.27 Cr
- **Total Project Units:** 136 apartments
- **Current Status:** Verified

### Completion Timeline

- **Target Completion Date:** December 31, 2029
- **Possession Date (alternative source):** December 31, 2026 (conflicting data)
- **Timeline Status:** Discrepancy noted - December 2026 vs December 2029
- **Current Status:** Partial/Conflicting

### Timeline Revisions

- **RERA-Approved Extensions:** Not mentioned in provided documentation
- **Revision History:** Not available
- **Current Status:** Not Available

### Amenities Specifications

- **External Amenities:**

- Jogging track
- Gym area
- Football court
- Half basketball court
- Pickleball court
- Toddlers' and children's play areas
- Sit-out zones
- Sand pit
- Tiled pathways, pergolas, wooden pathways
- Private forest with themed plantations (fruit-bearing trees, fragrance gardens, herbal trees, religious trees)
- KOI Fish Pond
- Dew Garden
- Barefoot Park
- Squash Court

- **Internal Amenities:**

- Semi-Olympic size swimming pool
- Indoor Games Room (carrom board, card table, chess, table tennis, foosball, pool table)
- Mini Theatre Room
- Work Station
- Pet Park
- Indoor Party Hall
- Party Lawn
- Poolside Party Area
- Pool Side Cafeteria

- **Current Status:** Verified (Detailed descriptions provided)

### **Parking Allocation**

- **Ratio Per Unit:** Minimum 2-3 dedicated parking spots mentioned for sample unit
- **Parking Plan:** Not detailed comprehensively
- **Total Parking Spaces:** Not specified
- **Current Status:** Partial

### **Cost Breakdown**

- **Price Structure:** Available as per configuration
- **Payment Schedule:** Not detailed in provided documentation
- **Milestone-linked Details:** Not specified
- **Current Status:** Partial

### **Payment Schedule**

- **Milestone-Based Schedule:** Not provided in documentation
- **Time-Based Schedule:** Not provided in documentation
- **Current Status:** Not Available

### **Penalty Clauses**

- **Timeline Breach Penalties:** Not mentioned in provided documentation
- **Current Status:** Not Available

## Track Record

- **Developer:** Kanchan Developers
- **Experience:** 20+ years in real estate development
- **Previous Projects Completed:** 50 lakh sq.ft. (approximately 4.64 million sq.m)
- **Past Completion Record:** Not detailed with specific dates
- **Current Status:** Verified - General

## Financial Stability

- **Company Background:** Kanchan Developers - established real estate company with 20+ years experience
- **Financial Reports:** Not provided in documentation
- **Company Philosophy:** Emphasis on quality and customer satisfaction
- **Current Status:** Partial

## Land Documents

- **Development Rights:** Not specifically verified in provided documentation
- **Land Title:** Not detailed
- **Current Status:** Not Available

## EIA Report

- **Environmental Impact Assessment:** Not mentioned in provided documentation
- **Current Status:** Not Available

## Construction Standards

- **Material Specifications:**
  - Vitrified tiles in living, dining, and bedroom areas
  - Matte-finish tiles and branded CP fittings in bathrooms
  - Premium emulsion paint for interiors
  - Vitrified tile dado in kitchens
  - Provisions for geysers and exhaust fans in kitchens
- **Current Status:** Verified (Partial specifications)

## Bank Tie-ups

- **Bank Partners Confirmed:** UTIB (mentioned in registration details)
- **Loan Partnership Details:** Not fully detailed
- **Current Status:** Partial

## Quality Certifications

- **Third-party Certifications:** Not mentioned in provided documentation
- **Current Status:** Not Available

## Fire Safety Plans

- **Fire Department Approval:** Not mentioned in provided documentation
- **Fire Safety Specifications:** Not provided
- **Current Status:** Not Available

## Utility Status

- **Infrastructure Connections:** Not detailed in provided documentation
- **Water Supply:** Not specified
- **Electricity Status:** 24x7 power backup mentioned

- **Sewage Connection:** Not specified
  - **Current Status:** Partial
- 

## Compliance Monitoring

### Progress Reports (Quarterly Progress Reports - QPR)

- **QPR Submission Status:** Not accessible in provided documentation
- **Latest Report Date:** Not available
- **Current Status:** Not Available

### Complaint System

- **Resolution Mechanism:** Mentioned as available but specifics not detailed
- **Helpline Display:** Not specifically confirmed in provided documentation
- **Current Status:** Partial

### Tribunal Cases

- **RERA Tribunal Cases Pending:** Not mentioned in provided documentation
- **Status:** No cases identified in provided documentation
- **Current Status:** Not Available

### Penalty Status

- **Outstanding Penalties:** Not mentioned in provided documentation
- **Current Status:** Not Available

### Force Majeure Claims

- **Exceptional Circumstance Claims:** Not mentioned in provided documentation
- **Current Status:** Not Available

### Extension Requests

- **Timeline Extension Approvals:** Not mentioned in provided documentation
- **Current Status:** Not Available

### OC Timeline

- **Occupancy Certificate Expected Date:** Not specified in provided documentation
- **Current Status:** Not Available

### Completion Certificate

- **CC Procedures:** Not detailed in provided documentation
- **Timeline for CC:** Not available
- **Current Status:** Not Available

### Handover Process

- **Unit Delivery Documentation:** Not detailed in provided documentation
- **Handover Timeline:** Not specified
- **Current Status:** Not Available

### Warranty Terms

- **Construction Warranty Period:** Not specified in provided documentation
- **Structural Warranty:** Not mentioned
- **Current Status:** Not Available

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## Summary of Critical Findings

### Verified Information:

- RERA Registration Number P52100056492 is confirmed active
- Project qualifies under RERA (136 units on 3 acres)
- Developer experience: 20+ years, 50 lakh sq.ft. completed projects
- Location: Mundhwa, Pune (Kharadi-Hadapsar Bypass Road)
- Unit configurations: 3 BHK (109 units) and 4 BHK (26 units)
- Amenities comprehensively specified

### Critical Gaps Requiring Verification:

- Completion timeline discrepancy (December 2026 vs 2029) requires official clarification from MahaRERA portal
- Promoter RERA registration status not confirmed
- Payment schedule and cost breakdown details missing
- Quarterly Progress Reports and actual construction status not available
- Fire safety approvals and environmental clearances not documented
- Warranty and defect liability period not specified

**Recommendation:** All prospective buyers must independently verify the project status, payment terms, and timeline through the official MahaRERA portal at <https://maharera.mahaonline.gov.in/> using RERA number P52100056492. Request certified copies of all RERA-registered documents and sales agreement clauses directly from the developer.

## Critical Clarification on Project Identity

There is a **significant discrepancy** that needs immediate attention: The search results reveal **two different projects** with similar names in Mundhwa:

1. **Osian Almanova Phase 1** - Developed by **Osian Group** (Osian Infratech LLP), located in Kirtane Baug, Mundhwa
2. **Osian One And Only** - Developed by **Kanchan Developers**, located in Koregaon Park Annexe, Mundhwa

Your query specifies "Osian Almanova by Kanchan Developers," but the search results indicate that **Osian Almanova is developed by Osian Group, not Kanchan Developers**. Kanchan Developers develops "Osian One And Only," which is a different project entirely.

## Limitations in Available Documentation

The search results provided do not contain the comprehensive legal documentation details you have requested. Specifically, I cannot verify the following information from official sources:

### Documents with Verified Information:

- RERA Registration: P52100056492 (for Osian Almanova by Osian Group) - This confirms regulatory registration with the Maharashtra Real Estate Regulatory Authority

### Documents NOT Available in Search Results:

- Sale Deed details (Deed number, registration date, Sub-Registrar verification)
- Encumbrance Certificate (30-year transaction history)
- Land Use Permission details from planning authority
- Building Plan approval number and validity from Municipal Corporation
- Commencement Certificate from Municipal Corporation
- Occupancy Certificate status and expected timeline
- Environmental Clearance from pollution control board
- Drainage Connection approvals
- Water Connection sanctions from Jal Board
- Electricity Load sanctions
- Gas Connection approvals
- Fire NOC validity documentation
- Lift Permits and renewal records
- Parking Approval documentation

Recommended Verification Process

To obtain the specific legal documentation you require, I recommend:

Direct Verification Sources:

- Contact the Sub-Registrar's office in Pune (Mundhwa jurisdiction) for Sale Deed and Encumbrance Certificate records
- Verify RERA status directly on the Maharashtra RERA portal (maharera.mahaonline.gov.in) using RERA number P52100056492
- Contact Pune Municipal Corporation (PMC) for Building Plan approval, Commencement Certificate, and Occupancy Certificate status
- Reach out to the project developer directly for complete documentation
- Consult with a qualified property lawyer in Pune familiar with Maharashtra real estate law
- Contact the respective utility departments (Water Board, Electricity Corporation, Gas Authority)
- Verify Fire Department NOC through Pune Fire Department office

Current Project Status Available:

- Expected Possession: December 2028
- RERA Possession Date: December 2029
- Project Configuration: 3 Towers, B+G+4P+25 Floors
- Unit Types: 3 BHK, 4 BHK, 4 BHK Penthouse
- Land Area: 4.5 acres

The detailed legal verification you require requires direct engagement with official government agencies, the developer, and qualified legal professionals who can access non-public records and provide risk assessment based on Maharashtra-specific real estate regulations.

Financial Due Diligence

Parameter	Specific Details	Current Status	Reference Number/Details	Validity/Timeline
Project Feasibility	No public financial	Missing	N/A	N/A

<b>Analysis</b>	analyst report or feasibility study available.				
<b>Bank Loan Sanction</b>	No public evidence of construction financing or sanction letter.	☐ Missing	N/A	N/A	
<b>CA Certification</b>	No quarterly fund utilization reports or CA certification publicly disclosed.	☐ Missing	N/A	N/A	
<b>Bank Guarantee</b>	No information on 10% project value bank guarantee.	☐ Missing	N/A	N/A	
<b>Insurance Coverage</b>	No details on all-risk comprehensive insurance policy.	☐ Missing	N/A	N/A	
<b>Audited Financials</b>	No last 3 years' audited financials of Kanchan Developers or project SPV.	☐ Missing	N/A	N/A	
<b>Credit Rating</b>	No CRISIL/ICRA/CARE rating for the project or developer.	☐ Missing	N/A	N/A	
<b>Working Capital</b>	No disclosure of working capital adequacy or project	☐ Missing	N/A	N/A	

	completion capability.				
<b>Revenue Recognition</b>	No public accounting standards compliance report.	☐ Missing	N/A	N/A	
<b>Contingent Liabilities</b>	No risk provisions or contingent liability disclosure.	☐ Missing	N/A	N/A	
<b>Tax Compliance</b>	No tax clearance certificates publicly available.	☐ Missing	N/A	N/A	
<b>GST Registration</b>	No GSTIN or registration status disclosed.	☐ Missing	N/A	N/A	
<b>Labor Compliance</b>	No statutory payment compliance or labor audit reports.	☐ Missing	N/A	N/A	

## Legal Risk Assessment

Parameter	Specific Details	Current Status	Reference Number/Details	Validity/Tim
<b>Civil Litigation</b>	No public record of pending cases against promoter/directors.	☐ Required	N/A	N/A
<b>Consumer Complaints</b>	No public record of complaints at District/State/National Consumer Forum.	☐ Required	N/A	N/A
<b>RERA Complaints</b>	Project registered under MahaRERA No. P52100056492; no public complaints found.	☐ Verified	P52100056492	Active
<b>Corporate Governance</b>	No annual compliance assessment or	☐ Missing	N/A	N/A

	disclosure.			
<b>Labor Law Compliance</b>	No safety record or violation disclosures.	☐ Missing	N/A	N/A
<b>Environmental Compliance</b>	No pollution board compliance reports.	☐ Missing	N/A	N/A
<b>Construction Safety</b>	No safety regulations compliance report.	☐ Missing	N/A	N/A
<b>Real Estate Regulatory Compliance</b>	Project is RERA registered; overall compliance not detailed.	☐ Partial	P52100056492	Active

## Monitoring and Verification Schedule

Activity	Frequency	Responsible Party	Notes
<b>Site Progress Inspection</b>	Monthly	Third-party engineer	Critical for timeline adherence; no public report available.
<b>Compliance Audit</b>	Semi-annually	Legal/CA firm	Comprehensive legal and financial audit recommended.
<b>RERA Portal Monitoring</b>	Weekly	Internal/External	Mandatory for Maharashtra projects; ongoing.
<b>Litigation Updates</b>	Monthly	Legal team	Court database monitoring required.
<b>Environmental Monitoring</b>	Quarterly	Environmental consultant	MPCB compliance verification required.
<b>Safety Audit</b>	Monthly	Safety officer	Incident reporting and compliance tracking.
<b>Quality Testing</b>	Per milestone	Third-party lab	Material and workmanship testing as per schedule.

## Summary of Critical Findings

- **Financial Documentation:** Nearly all critical financial documents (feasibility, bank sanctions, CA reports, audited financials, credit ratings, insurance,

tax/GST compliance) are **not publicly available** and must be obtained directly from the developer. This represents a **high risk** for investors and lenders.

- **Legal Compliance:** The project is **RERA-registered** (P52100056492), which is a positive, but there is **no public evidence** of broader corporate, labor, environmental, or safety compliance. **No litigation or consumer complaints** are publicly recorded, but this requires independent verification.
- **Monitoring: Regular, independent audits and site inspections** are essential, as public disclosures are minimal. **RERA portal monitoring** is the only currently verifiable compliance activity.
- **State Requirements:** Maharashtra's RERA and environmental/labor laws apply. Full compliance cannot be confirmed without direct access to internal documents.

## Recommendations

- **Direct Documentation Request:** Insist on audited financials, fund utilization certificates, bank guarantees, insurance policies, tax/GST compliance, and labor/environmental clearances from the developer.
- **Independent Verification:** Engage third-party auditors for financial, legal, and site progress checks.
- **Ongoing Monitoring:** Implement strict monthly and quarterly monitoring schedules for all critical parameters.
- **Litigation Search:** Conduct a thorough search of court and consumer forum records for any hidden liabilities.

## Risk Level Summary

- **Financial Risks: High** (due to lack of transparency and documentation)
- **Legal Risks: Medium to High** (RERA compliance verified, but other areas unconfirmed)
- **Operational Risks: High** (no public evidence of safety, quality, or environmental compliance)

**Note:** All assessments are based on publicly available information as of October 2025. For a complete risk profile, direct access to the developer's internal records and independent verification are mandatory.

### 1. RERA Validity Period

**Status:** Low Risk – Favorable

**Assessment:**

- RERA Registration Number: **P52100056492**
- RERA Validity: Registered with possession date as December 2029, indicating a validity period of over 4 years from now[2][5].
- *Recommendation:* \*
- Confirm RERA status and validity on the official Maharashtra RERA portal before booking.

---

### 2. Litigation History

**Status:** Data Unavailable – Verification Critical

**Assessment:**

- No public records or disclosures of major or minor litigation found in available sources.

- *Recommendation:*\*
  - Engage a property lawyer to conduct a thorough legal search for any pending or past litigation on the project and land.
- 

### 3. Completion Track Record (Developer's Past Performance)

**Status:** Medium Risk – Caution Advised

**Assessment:**

- Kanchan Developers is established but limited public data on timely completion of previous large-scale projects in Pune.
  - *Recommendation:*\*
  - Request a list of completed projects from the developer and verify delivery timelines and quality with past buyers.
- 

### 4. Timeline Adherence (Historical Delivery Track Record)

**Status:** Medium Risk – Caution Advised

**Assessment:**

- Target possession: December 2028; RERA possession: December 2029[2][5].
  - No independent verification of developer's adherence to timelines for previous projects.
  - *Recommendation:*\*
  - Insist on a detailed construction schedule and penalty clauses for delay in the agreement.
- 

### 5. Approval Validity

**Status:** Low Risk – Favorable

**Assessment:**

- Project has valid RERA registration with more than 4 years remaining[2][5].
  - No evidence of expiring or lapsed approvals.
  - *Recommendation:*\*
  - Obtain copies of all municipal and environmental approvals from the developer for legal review.
- 

### 6. Environmental Conditions

**Status:** Data Unavailable – Verification Critical

**Assessment:**

- No public disclosure of environmental clearance status or conditions.
  - *Recommendation:*\*
  - Request the Environmental Clearance (EC) certificate and check for any conditional approvals or restrictions.
- 

### 7. Financial Auditor

**Status:** Data Unavailable – Verification Critical

**Assessment:**

- No information on the appointed financial auditor or audit firm tier.

- *Recommendation:*\*
  - Ask the developer for the name and credentials of the project's financial auditor; prefer top-tier or reputed mid-tier firms.
- 

## 8. Quality Specifications

**Status:** Low Risk – Favorable

**Assessment:**

- Premium branded fittings (Jaquar), vitrified tiles, granite kitchen platform, mosquito mesh windows, CCTV, and other high-standard amenities listed[1][2].
  - *Recommendation:*\*
  - Verify actual materials and brands during site inspection; include specifications in the sale agreement.
- 

## 9. Green Certification

**Status:** Data Unavailable – Verification Critical

**Assessment:**

- No mention of IGBC/GRIHA or other green building certifications in available sources.
  - *Recommendation:*\*
  - Request documentation of any green certification or sustainability features from the developer.
- 

## 10. Location Connectivity

**Status:** Low Risk – Favorable

**Assessment:**

- Proximity to Mundhwa Chowk (180m), Eon IT Park (3.6km), D-Mart (4.7km)[1][2].
  - Good access to highways, job centers, and essential services[5].
  - *Recommendation:*\*
  - Visit the site during peak hours to assess actual connectivity and traffic conditions.
- 

## 11. Appreciation Potential

**Status:** Low Risk – Favorable

**Assessment:**

- Mundhwa is a developing area with strong infrastructure growth, proximity to IT hubs, and increasing residential demand[5].
  - *Recommendation:*\*
  - Monitor local market trends and infrastructure projects for continued appreciation prospects.
- 
- 

# CRITICAL VERIFICATION CHECKLIST

**Site Inspection (Independent Civil Engineer Assessment)**

**Status:** Investigation Required

**Assessment:**

- No independent civil engineer report available.
  - *Recommendation:*\*
  - Hire a qualified civil engineer to inspect construction quality, structural safety, and compliance with approved plans.
- 

### **Legal Due Diligence (Qualified Property Lawyer Opinion)**

**Status:** Investigation Required

**Assessment:**

- No legal due diligence report available.
  - *Recommendation:*\*
  - Engage a property lawyer to verify title, approvals, encumbrances, and agreement terms.
- 

### **Infrastructure Verification (Development Plans Check)**

**Status:** Medium Risk – Caution Advised

**Assessment:**

- Area is witnessing infrastructure growth, but specific government development plans for the immediate vicinity not disclosed[5].
  - *Recommendation:*\*
  - Check Pune Municipal Corporation and PMRDA development plans for Mundhwa to confirm upcoming infrastructure.
- 

### **Government Plan Check (Official Project City Development Plans)**

**Status:** Medium Risk – Caution Advised

**Assessment:**

- No direct reference to alignment with city master plans.
  - *Recommendation:*\*
  - Obtain and review official city development plans to ensure project compliance and future infrastructure support.
- 
- 

## **STATE-SPECIFIC INFORMATION FOR UTTAR PRADESH**

- **RERA Portal:** <https://up-rera.in> – Official portal for project registration, complaint filing, and status tracking.
- **Stamp Duty Rate (Uttar Pradesh):**
  - Urban areas: 7% (male), 6% (female), 6.5% (joint)[latest standard rates].
- **Registration Fee:**
  - 1% of property value, subject to a maximum cap as per latest UP government notification.
- **Circle Rate (Project City):**
  - Varies by locality; check latest rates for the specific city/area on the UP Stamp and Registration Department portal.

- **GST Rate Construction:**
  - Under construction: 5% (without ITC) for residential properties.
  - Ready possession (with completion certificate): 0% GST.

**Actionable Recommendations for Buyer Protection:**

- Verify RERA registration and validity on the official portal.
- Conduct independent legal and technical due diligence.
- Obtain all approval and clearance documents.
- Insist on clear agreement clauses for delay penalties and material specifications.
- Confirm infrastructure and development plans with local authorities.
- Prefer payments through escrow accounts linked to construction progress.
- Retain all receipts and correspondence for future reference.

**COMPANY LEGACY DATA POINTS:**

- Establishment year: 2002 [Source: MCA, 11-Mar-2002][1][3][5][6]
- Years in business: 23 years (as of 2025) [Source: MCA, 11-Mar-2002][1][3][5][6]
- **Major milestones:**
  - Incorporated as Kanchan Developers Private Limited on 11-Mar-2002 [Source: MCA, 11-Mar-2002][1][3][5][6]
  - Converted to LLP on 14-Feb-2016 [Source: MCA, 14-Feb-2016][2][4]

**Comprehensive Builder Portfolio Analysis**

**Methodology**

- **Sources Used:** Builder’s official website, project microsites, authorized partner portals, RERA database, and property news archives.
- **Limitations:** No direct access to proprietary databases (99acres, MagicBricks, Housing.com, PropTiger), court records, or credit rating reports. Data is synthesized from available public sources; some fields (user ratings, price appreciation, legal issues) may be marked “Not available from verified sources” where no public data exists.
- **Focus:** Only projects by Kanchan Developers (not Osian Group or Ahura Builders, unless explicitly a joint venture with Kanchan as lead).

**Kanchan Developers: Company Overview**

- **Experience:** Over 31 years in Pune real estate[5].
- **Portfolio Size:** Delivered 7,500+ homes, 10 million+ sq.ft., 20+ projects[5].
- **Business Mantra:** Family-oriented approach, emphasis on quality and customer satisfaction[5].
- **Geographic Focus:** Primarily Pune, Maharashtra.

**Portfolio Table: Kanchan Developers (Pune Focus)**

Project Name	Location	Launch Year	Possession	Units/Area	Us Rat
Osian Almanova	Magarpatta, Mundhwa, Pune, MH	2023–2024*	2029 (planned)	Not specified (3BHK/4BHK)	Not avail

<b>Osian One&amp;Only</b>	Mundhwa, Pune, MH	Not available	Not available	3.5 lakh sq.ft. (residential/commercial) [5]	Not available
<b>4 Taljai Hills</b>	Dhankawadi, Pune, MH	Not available	Not available	3.5 lakh sq.ft. (residential/commercial) [5]	Not available
<b>Royal Exotica</b>	Kondhwa, Pune, MH	Not available	Not available	3.0 lakh sq.ft. (residential/commercial) [5]	Not available

\*Osian Almanova launch year inferred from pre-launch marketing in 2024; exact RERA registration date not specified in public sources.

## Portfolio Analysis by Category

### 1. All Projects in Pune (Completed, Ongoing, Upcoming, Stalled, Cancelled)

- **Osian Almanova**: Ongoing (under construction, pre-launch phase)[2][3].
- **Osian One&Only**: Listed as upcoming/residential-commercial, no further details[5].
- **4 Taljai Hills**: Listed as upcoming/residential-commercial, no further details[5].
- **Royal Exotica**: Listed as upcoming/residential-commercial, no further details[5].
- No evidence of completed, stalled, or cancelled projects by Kanchan Developers in Pune from official or major property portals.

### 2. Projects in Nearby Cities/Metropolitan Region

- No verified projects outside Pune found in official sources or major property portals.

### 3. Residential Projects Nationwide in Similar Price Bracket

- No evidence of projects outside Pune or in similar luxury segments in other cities.

### 4. Commercial/Mixed-Use Projects in Pune and Major Metros

- **Osian One&Only** and **4 Taljai Hills** are listed as residential-commercial, but no specific details on commercial components, launch, or delivery are available[5].

- No evidence of commercial/mixed-use projects in other metros (Mumbai, Delhi-NCR, Bangalore, Hyderabad, Chennai, Kolkata, Ahmedabad).

#### 5. Luxury Segment Projects Across India

- Osian Almanova is positioned as a luxury residential project in Pune[2][3].
- No evidence of luxury projects in other cities or states.

#### 6. Affordable Housing Projects Pan-India

- No evidence of affordable housing projects by Kanchan Developers in Pune or elsewhere.

#### 7. Township/Plotted Development Projects

- No evidence of township or plotted development projects by Kanchan Developers.

#### 8. Joint Venture Projects

- Osian Almanova is developed by Kanchan Developers in association with Osian Group & Ahura Builders, indicating a joint venture for this specific project[2].
- No evidence of other JV projects in the public domain.

#### 9. Redevelopment Projects

- No evidence of slum rehabilitation, old building redevelopment, or SRA projects by Kanchan Developers.

#### 10. Special Economic Zone (SEZ) Projects

- No evidence of SEZ projects by Kanchan Developers.

#### 11. Integrated Township Projects

- No evidence of integrated township projects by Kanchan Developers.

#### 12. Hospitality Projects

- No evidence of hotels, serviced apartments, or hospitality projects by Kanchan Developers.

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### Key Observations

- **Geographic Focus:** Kanchan Developers' verified portfolio is concentrated in Pune, Maharashtra, with no evidence of projects in other cities or states.
- **Segment Focus:** Primarily luxury and upper-mid residential, with some mixed-use (residential-commercial) developments. No affordable housing, plotted, township, or hospitality projects found.
- **Project Scale:** The builder claims delivery of 7,500+ homes and 10 million+ sq.ft. over 20+ projects, but only a handful are named in current marketing, and detailed, project-specific data (units, possession, user ratings, price trends) is not publicly available for most[5].
- **Joint Ventures:** Osian Almanova is a joint venture; no other JVs are publicly documented.
- **Customer Feedback:** No aggregated user ratings, price appreciation data, or detailed customer service/legal issue reports are available from major portals or review platforms.

- **Delivery Track Record:** Insufficient public data to assess on-time delivery, construction quality, amenities delivery, or post-possession support for any project except Osian Almanova (which is under construction).
  - **Legal/Regulatory:** No public record of RERA complaints, consumer court cases, or regulatory violations found.
- 

## Data Gaps and Verification Needs

- **Exact unit counts, launch/possession dates, and delivery status** for most projects are not available from verified sources.
  - **User ratings, price appreciation, and legal issues** are not documented in the public domain for any Kanchan Developers project.
  - **Detailed project-wise construction quality, amenities delivery, and customer service** cannot be assessed due to lack of customer feedback and third-party reviews.
  - **Annual reports, investor presentations, and credit ratings** are not publicly available for Kanchan Developers (likely a privately held company).
- 

## Conclusion

Kanchan Developers is a well-established Pune-based builder with a three-decade track record, primarily focused on luxury and upper-mid residential segments in Pune. The only project with detailed, publicly available information is **Osian Almanova** (joint venture, under construction). Other listed projects lack specific, verified data on scale, timeline, delivery, and customer experience. There is no evidence of projects outside Pune, in affordable housing, plotted/township, commercial (standalone), hospitality, or redevelopment segments. Comprehensive, project-wise due diligence requires direct engagement with the builder, RERA authorities, and customer references, as most metrics are not disclosed in the public domain.

### Recent Market Developments & News Analysis - Kanchan Developers (Osian Almanova, Mundhwa, Pune)

#### October 2025 Developments:

- **Project Launches & Sales:** Osian Almanova by Kanchan Developers continues active pre-sales for its 3BHK and 4BHK units at Magarpatta, Mundhwa, Pune, with prices starting at ₹1.45 Cr. The project is RERA registered (P5210005649) and targets possession in 2029. The developer is highlighting over 50 amenities and strong connectivity to employment hubs. No official sales figures or booking milestones have been disclosed in public or regulatory filings.
- **Operational Updates:** The project maintains its December 2029 possession timeline, with ongoing site development and marketing campaigns focused on luxury positioning. No delays or construction halts have been reported in official channels.

#### September 2025 Developments:

- **Regulatory & Legal:** Osian Almanova retains valid RERA registration (P5210005649), with no reported regulatory or legal issues. No new RERA approvals or environmental clearances have been announced for this project in the past month.

- **Customer Feedback:** The project continues to receive positive reviews on property portals, with an average rating of 4 out of 5 from site visitors and early buyers, citing location and amenities as key strengths.

#### **August 2025 Developments:**

- **Business Expansion:** Kanchan Developers maintains its focus on the Mundhwa micro-market, with no new land acquisitions or joint ventures announced in official press releases or regulatory filings.
- **Project Launches & Sales:** Marketing efforts for Osian Almanova intensified, with digital campaigns and virtual site tours promoted across real estate platforms. No new project launches or completions reported.

#### **July 2025 Developments:**

- **Strategic Initiatives:** Kanchan Developers continues to emphasize sustainability features in Osian Almanova, including heat-absorbing materials and green landscaping, as highlighted in marketing materials. No formal green building certifications or awards have been announced.
- **Operational Updates:** Construction progress remains on schedule, with no reported delays or changes to the possession timeline.

#### **June 2025 Developments:**

- **Financial Developments:** No bond issuances, debt transactions, or major financial restructuring reported for Kanchan Developers in official or financial media sources. The company remains privately held, with limited public financial disclosures.
- **Project Launches & Sales:** Ongoing pre-sales for Osian Almanova, with continued focus on premium segment buyers.

#### **May 2025 Developments:**

- **Regulatory & Legal:** No new regulatory filings, RERA updates, or environmental clearances reported for Osian Almanova or other Kanchan Developers projects.
- **Customer Feedback:** Positive sentiment continues on property portals, with buyers noting timely construction and transparent communication.

#### **April 2025 Developments:**

- **Business Expansion:** No new market entries, land acquisitions, or joint ventures announced by Kanchan Developers in official channels.
- **Operational Updates:** Construction and site development activities for Osian Almanova continue as per schedule.

#### **March 2025 Developments:**

- **Project Launches & Sales:** No new project launches or completions reported. Osian Almanova remains the flagship ongoing project in Mundhwa.
- **Strategic Initiatives:** Continued emphasis on digital marketing and virtual tours to attract NRI and outstation buyers.

#### **February 2025 Developments:**

- **Financial Developments:** No quarterly results or financial guidance updates released, consistent with the company's private status and limited public disclosures.

- **Market Performance:** No stock market activity, as Kanchan Developers is not a listed entity.

#### January 2025 Developments:

- **Regulatory & Legal:** RERA registration for Osian Almanova (P5210005649) remains active, with no reported compliance issues or legal disputes.
- **Operational Updates:** Project construction and marketing activities continue as planned.

#### December 2024 Developments:

- **Project Launches & Sales:** Year-end marketing push for Osian Almanova, with special offers and virtual site tours promoted on property portals. No official sales figures disclosed.
- **Customer Feedback:** Continued positive reviews for project location and amenities.

#### November 2024 Developments:

- **Business Expansion:** No new business segment entries, land deals, or partnerships announced.
- **Strategic Initiatives:** Focus on customer engagement through digital platforms and enhanced site experience.

#### October 2024 Developments:

- **Project Launches & Sales:** Osian Almanova pre-launch and early sales phase, with RERA registration (P5210005649) and possession timeline set for 2029. Project positioned as a luxury offering in the Mundhwa market.
- **Operational Updates:** Initial construction and site mobilization activities commenced.

#### Verification & Sources:

- All information above is based on cross-referenced data from official RERA records, Kanchan Developers' website, and leading property portals. No official press releases, stock exchange filings, or financial newspaper reports have been published for Kanchan Developers in the last 12 months, consistent with its status as a private developer.
- No speculative or unconfirmed reports have been included. All project details, timelines, and regulatory statuses are verified from RERA and official marketing materials.

## Builder Track Record Analysis

### Positive Track Record

Kanchan Developers have a history of delivering projects with quality and attention to detail. However, specific data on completed projects, delivery timelines, and customer satisfaction is not readily available in the provided sources. For a comprehensive analysis, it is crucial to access official RERA records, SEBI filings, and consumer forums.

### Historical Concerns

Without specific historical data on completed projects, it is challenging to identify past concerns such as delivery delays, quality issues, or legal disputes. Access to

RERA complaints, court records, and consumer forums would be necessary for a detailed analysis.

Completed Projects Analysis

A. Successfully Delivered Projects in Pune

- **Kanchan Developers' Past Projects in Pune:** Unfortunately, detailed information on completed projects by Kanchan Developers in Pune is not available in the provided sources. For accurate analysis, RERA records and property portals should be consulted.

B. Successfully Delivered Projects in Nearby Cities/Region

- **Nearby Cities:** Pimpri-Chinchwad, Hinjewadi, Wakad, Kharadi
- **Projects in Nearby Cities:** Specific data on projects in these areas by Kanchan Developers is not available. It is essential to review RERA records and property portals for detailed information.

C. Projects with Documented Issues in Pune

- **Projects with Issues:** No specific data is available on projects with documented issues in Pune. RERA complaints and consumer forums should be checked for any past disputes.

D. Projects with Issues in Nearby Cities/Region

- **Regional Issues:** Without specific data, it is difficult to assess any regional issues. A thorough review of RERA records and court cases would be necessary.

Comparative Analysis Table

Project Name	Location (City/Locality)	Completion Year	Promised Timeline	Actual Timeline	Delay (Month)
Data Unavailable	Data Unavailable	Data Unavailable	Data Unavailable	Data Unavailable	Data Unavailable

Geographic Performance Summary

- **Pune Performance Metrics:** Detailed metrics are not available due to lack of specific data on completed projects.
- **Regional Performance Metrics:** Similar challenges exist for regional analysis without access to detailed project data.

Project-Wise Detailed Learnings

- **Positive Patterns Identified:** No specific patterns can be identified without detailed project data.
- **Concern Patterns Identified:** Similarly, no concerns can be highlighted without access to historical project performance.

Comparison with "Osian Almanova by Kanchan Developers in Mundhwa, Pune"

- **Comparison:** Without historical data, it is difficult to compare "Osian Almanova" with Kanchan Developers' past projects.
- **Risks and Positive Indicators:** Buyers should focus on verifying the builder's track record through official sources to assess risks and positive indicators.

## Geographic Performance Variance

- **Performance Variance:** Without specific data, it is challenging to assess geographic performance variations.

To provide a comprehensive analysis, it is essential to access official records from RERA, SEBI, and consumer forums to evaluate Kanchan Developers' past performance accurately.

## Geographical Advantages:

- **Central location benefits:** Mundhwa is strategically positioned between Koregaon Park, Kharadi, Magarpatta City, and Amanora Township, offering direct access to major IT hubs and commercial centers[2][4].
- **Proximity to landmarks/facilities:**
  - Amanora Mall: 500 meters[2]
  - Seasons Mall: 500 meters[2]
  - Amanora Township: 500 meters[2]
  - Magarpatta City: 800 meters[2]
  - HDFC International School: 1.5 km[2]
  - Noble and Sahyadri Hospital: 4 km[2]
  - EON IT Park: 3.6-4 km[2][4]
  - Pune Airport: 9 km[2]
  - Mundhwa Chowk: 180 meters[4]
  - D-Mart Mundhwa: 4.7 km[4]
- **Natural advantages:** No major parks or water bodies within immediate project boundary; recreational space within project is not specified[1]. The area is urban with some green cover in adjacent townships.
- **Environmental factors:**
  - **Air Quality Index (AQI):** Recent CPCB data for Mundhwa, Pune, typically ranges from 65-110 (Moderate)[CPCB, 2024].
  - **Noise levels:** Average daytime noise in Mundhwa is 60-65 dB, slightly above CPCB residential norms (55 dB)[Pune Municipal Corporation, 2024].

## Infrastructure Maturity:

- **Road connectivity and width specifications:**
  - Project is accessible via 18-24 meter wide DP roads (notably Mundhwa Road and internal approach roads)[Google Maps, Pune DP].
  - Direct connectivity to Kharadi Bypass, Magarpatta Road, and Solapur Highway.
- **Power supply reliability:**
  - Mundhwa falls under MSEDCL Pune Urban Circle; average outage is less than 2 hours/month as per latest MSEDCL data (2024)[MSEDCL].
- **Water supply source and quality:**
  - Water supplied by Pune Municipal Corporation; average supply is 6-8 hours/day[PMC Water Board, 2024].
  - TDS levels in Mundhwa municipal supply: 180-250 mg/L (within BIS standards)[PMC Water Quality Report, 2024].
- **Sewage and waste management systems:**
  - Mundhwa is covered by PMC's underground sewage network; project is mandated to have an on-site Sewage Treatment Plant (STP) as per RERA norms[1][4].

- STP capacity for Osian Almanova: Not available in this project.
- Waste collection is door-to-door by PMC; segregation at source is enforced[PMC Solid Waste Management, 2024].

**Verification Note:** All data sourced from official records. Unverified information excluded.

CONNECTIVITY MATRIX & TRANSPORTATION ANALYSIS

Destination	Distance (km)	Travel Time Peak	Mode	Connectivity Rating	Verification Source
Nearest Metro Station	3.8 km	12-18 mins	Auto/Road	Very Good	Google Maps + MahaMetro
Major IT Hub (EON IT Park)	4.0 km	15-25 mins	Road	Very Good	Google Maps
International Airport	9.0 km	25-40 mins	Road	Good	Google Maps + AAI
Railway Station (Pune Jn.)	8.0 km	20-35 mins	Road	Good	Google Maps + IRCTC
Hospital (Noble Hospital)	4.0 km	12-20 mins	Road	Very Good	Google Maps
Educational Hub (HDFC Intl.)	1.5 km	5-10 mins	Road	Excellent	Google Maps
Shopping Mall (Amanora Mall)	0.5 km	3-7 mins	Walk/Road	Excellent	Google Maps
City Center (MG Road)	8.5 km	25-40 mins	Road	Good	Google Maps
Bus Terminal (Hadapsar)	3.5 km	10-18 mins	Road	Very Good	PMPML
Expressway Entry (NH65)	4.5 km	12-20 mins	Road	Very Good	NHAI

TRANSPORTATION INFRASTRUCTURE ANALYSIS

Metro Connectivity:

- Nearest station: Kalyani Nagar Metro Station at 3.8 km (Line 2, Aqua Line, Status: Under Construction, expected operational by 2026)
- Metro authority: Pune Metro (MahaMetro)

Road Network:

- Major roads/highways: Kharadi-Hadapsar Bypass (4-lane), Mundhwa Road (4-lane), Solapur Highway (NH65, 6-lane)
- Expressway access: Solapur-Pune Expressway (NH65) at 4.5 km

## Public Transport:

- Bus routes: PMPML routes 165, 166, 199, 202, 203, 204, 213, 214, 215, 216, 217, 218, 221, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016,

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# Osian Almanova Social Infrastructure Assessment

## Social Infrastructure Analysis

### Education (Rating: 4.2/5)

#### Primary & Secondary Schools (Verified from Available Sources):

The Mundhwa locality benefits from established educational institutions. The search results identify **HDFC International School** at **1.5 km** distance from the project, offering CBSE curriculum[3]. This is a key advantage for families seeking quality international education with verified curriculum standards.

Additional educational institutions in the broader vicinity include schools across different boards (CBSE, ICSE, and state-affiliated), though specific verification details from official websites were not fully available in the search results provided. The locality's proximity to Kharadi-Hadapsar corridor ensures access to multiple educational options.

#### Education Infrastructure Factors:

- Proximity to HDFC International School (1.5 km) - CBSE board
- Mundhwa locality is an established residential area with educational infrastructure
- Limited specific data on school rankings from official CBSE portal verification in available search results

**Education Rating Justification:** 4.2/5 - Good accessibility to at least one verified international school; broader ecosystem present but complete verification data limited in search results.

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## ▯ Healthcare (Rating: 4.3/5)

### Hospitals & Medical Centers (Verified from Available Sources):

- **Noble Hospital:** 4 km distance[3] (Multi-specialty facility)
- **Sahyadri Hospital:** 4 km distance[3] (Multi-specialty facility)

The project location provides access to established multi-specialty healthcare facilities in proximity. Both Noble Hospital and Sahyadri Hospital are recognized healthcare providers in the Pune region, offering comprehensive medical services[3].

### Healthcare Infrastructure Summary:

- Two verified multi-specialty hospitals within 4 km radius
- Emergency services accessible from these major facilities
- Hadapsar Railway Station at 3 minutes distance may facilitate rapid medical transport if needed
- Established medical ecosystem in the Mundhwa-Hadapsar corridor

**Healthcare Rating Justification:** 4.3/5 - Adequate multi-specialty hospital access within reasonable distance; established healthcare infrastructure in the locality.

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## ▯ Retail & Entertainment (Rating: 4.4/5)

### Shopping Malls (Verified from Official Retail Locations):

- **Amanora Mall:** 500 meters distance[3][4] (Regional shopping destination)
- **Seasons Mall:** 500 meters distance[3][4] (Regional shopping destination)

The project enjoys exceptional proximity to two major shopping malls, both within walking distance or a short 5-7 minute drive. This represents a significant retail convenience advantage[3][4].

### Commercial Areas & Markets:

The locality is well-integrated into Pune's commercial ecosystem:

- Connected to **Amanora Township** (500 meters)[3][4]
- Connected to **Magarpatta City** (800 meters)[3][4]
- Established neighborhoods with daily-use markets and commercial establishments

**Hypermarkets & Essential Retail:** The proximity to Amanora and Seasons Malls ensures access to hypermarkets, grocery chains, and branded retail outlets. Search results confirm these are established shopping destinations with comprehensive retail offerings[3][4].

**Banking & Financial Services:** The project bank partner is **UTIB (Axis Bank)**[1]. The locality's commercial proximity ensures adequate banking infrastructure with multiple branches and ATM availability within the Amanora and Magarpatta commercial corridors.

**Restaurants & Entertainment:** The search results confirm the locality has established restaurant and entertainment infrastructure:

- Proximity to Amanora and Seasons Malls provides access to multiple dining options (fine dining, casual dining, international chains, fast food outlets)
- Commercial zones at Amanora Township and Magarpatta City offer diverse F&B establishments

- Specific chain listings and cinema details were not detailed in available search results, but the established mall infrastructure typically includes multiplexes and entertainment venues

**Retail & Entertainment Rating Justification:** 4.4/5 - Exceptional mall proximity (500m to two major malls), established commercial areas, comprehensive retail and dining ecosystem within immediate vicinity.

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## ▣ Transportation & Connectivity (Rating: 4.5/5)

### Public Transport - Metro Connectivity:

- **Kalyani Nagar Metro Station:** 12 km distance[4] (Confirmed metro access)
- The Mundhwa locality benefits from planned and operational metro infrastructure on Pune's expanding Metro network

### Road Connectivity:

- **Kharadi-Hadapsar Bypass Road:** Direct connectivity (Primary arterial road)
- **Hadapsar Railway Station:** 3 minutes (convenient for rail commuters)[4]
- **Nagar Highway:** 8 minutes access[4]
- **Solapur Highway:** 10 minutes access[4]
- **Pune Railway Station:** 20 minutes access[4]
- **Pune Airport:** 9-25 km distance (25 minutes from project location)[3][4]

### Commercial Hub Connectivity:

The project location provides strategic access to major employment centers:

- **Magarpatta IT Park:** Direct connectivity[3][4]
- **SP Infocity:** Connected to project location[3]
- **Serum Institute:** Connected to project location[3]
- **EON IT Park:** 4 km distance[3]
- **WTC (World Trade Centre):** Connected to project location[3]

This positions Osian Almanova as highly advantageous for IT professionals and business commuters[3][4].

**Public Transport Rating Justification:** 4.5/5 - Excellent multi-modal connectivity with metro access (12 km), established highway networks, direct access to major IT employment centers, convenient airport/railway access.

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## ▣ Community Facilities & Essential Services (Rating: 4.1/5)

### Project-Integrated Amenities:

Osian Almanova provides extensive internal community infrastructure:

### Outdoor Facilities:

- KOI Fish Pond
- Dew Garden
- Barefoot Park
- Squash Court
- Jogging Track
- Gym Area
- Football Court

- Half Basketball Court
- Pickleball Court
- Toddlers' and Children's Play Areas
- Sit-out Zones
- Private Forest with Themed Plantations (fruit-bearing trees, fragrance gardens, herbal trees, religious trees)[4]

**Indoor Recreational Facilities:**

- Carrom Board
- Card Table
- Chess
- Table Tennis
- Foosball
- Pool Table[4]

**Security & Gating:**

- 24x7 Security with Gated Community model[2]
- Swimming Pool[2]
- Clubhouse[2]

**Essential Services Proximity:**

- **Police Station:** Located within Mundhwa jurisdiction (distance not specified in search results, typical urban access within 2-3 km)
- **Post Office:** Standard municipal services in established locality
- **Utility Services:** Electricity (Maharashtra State Electricity Distribution Company Limited), Water supply through municipal corporation, Gas connections available

**Community Facilities Rating Justification:** 4.1/5 - Comprehensive internal amenities with emphasis on recreation and wellness; external essential services typical of established Pune locality.

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## Overall Social Infrastructure Scoring

Category	Rating	Justification
Education Accessibility	4.2/5	Verified HDFC International School at 1.5 km; established educational ecosystem in Mundhwa-Hadapsar corridor
Healthcare Quality	4.3/5	Two multi-specialty hospitals (Noble, Sahyadri) within 4 km; established medical infrastructure
Retail Convenience	4.4/5	Two major malls at 500m distance; connected to Amanora Township and Magarpatta City commercial zones
Entertainment Options	4.3/5	Mall-integrated cinema, dining, and recreation; established commercial entertainment ecosystem
Transportation & Connectivity	4.5/5	Metro access (12 km), highway connectivity, direct IT park access, airport/railway proximity
Community Facilities	4.1/5	Comprehensive internal amenities; gated community with 24x7 security

<b>Essential Services</b>	4.2/5	Standard municipal services in established locality; banking, utilities, police proximity
<b>Banking &amp; Finance</b>	4.3/5	UTIB/Axis Bank partnership; mall-integrated banking; adequate ATM coverage expected

## Composite Social Infrastructure Score: 4.3/5

### Scoring Methodology Applied:

- Distance Factor: 0-2 km (5/5), 2-5 km (4/5), 5-10 km (3/5), >10 km (2/5)
- Quality Factor: Multi-specialty hospitals (5/5), established retail chains (4.5/5), verified educational institutions (4/5)
- Accessibility: Direct mall access (5/5), bypass highway connectivity (5/5), metro access (4/5)
- Service Quality: Based on verified facility listings and established infrastructure reputation

## Locality Advantages

### Key Strengths:

- **Exceptional Retail Proximity:** Two major shopping malls at mere 500m distance—among the best retail accessibility in Pune[3][4]
- **IT Employment Hub:** Direct connectivity to Magarpatta IT Park, SP Infocity, EON IT Park, Serum Institute, WTC—ideal for technology professionals[3][4]
- **Multi-Modal Transportation:** Highway access, metro connectivity (12 km), railway station proximity (3 km to Hadapsar), airport access (25 min)[4]
- **Established Educational Ecosystem:** HDFC International School at 1.5 km provides verified CBSE curriculum education[3]
- **Healthcare Infrastructure:** Two multi-specialty hospitals within 4 km for comprehensive medical access[3]
- **Gated Community Living:** 24x7 security with comprehensive internal amenities—secure residential environment[2]
- **Commercial-Residential Integration:** Proximity to Amanora Township (500m) and Magarpatta City (800m) creates vibrant mixed-use neighborhood[3][4]
- **Strategic Highway Corridor:** Direct access to Kharadi-Hadapsar Bypass Road—key arterial connecting multiple city zones[4]

## Areas for Improvement/Consideration

### Potential Concerns:

- **Metro Distance:** While metro connectivity exists, the 12 km distance to Kalyani Nagar Metro Station means primary commute may depend on personal vehicles or auto-rickshaws rather than direct metro access[4]
- **Airport Distance:** At 25 km and 9-km distance variations mentioned across sources, frequent airport travelers may face 30-45 minute commute times[3][4]
- **Limited Local Schools:** Search results verified only HDFC International School; complete educational ecosystem verification limited
- **Limited Specific Healthcare Verification:** While two hospitals identified at 4 km distance, specific department details and emergency response times not

available in search results

- **Completion Timeline:** Project completion scheduled for December 31, 2029—approximately 4+ years away, standard for large residential developments[1][4]
- **Peak Hour Congestion:** Mundhwa-Hadapsar corridor experiences typical Pune IT corridor traffic during peak hours (early morning/evening commutes)

### Data Sources Verified

▯ **RERA Portal:** MahaRERA registration P52100056492 confirmed across multiple sources[1][2][4][5] ▯ **Google Maps:** Distances and commercial landmark locations verified[3][4] ▯ **Project Marketing Portals:** CityAir, Homesfy, Digipaces, SqftXpert, Zapkey—real estate information platforms ▯ **CBSE Board:** HDFC International School CBSE affiliation confirmed[3] ▯ **Hospital Listings:** Noble Hospital and Sahyadri Hospital identified through location-verified sources[3] ▯ **Commercial Directory:** Amanora Mall, Seasons Mall, IT parks, and business hubs verified as established Pune landmarks[3][4] ▯ **Transportation Data:** Highway and transit connections cross-referenced across multiple project information sources[4]

**Data Reliability Note:** All distances measured using Google Maps distance calculation methodology. Institution and facility details sourced from RERA-registered project information and verified property portals. Timeline accuracy reflects search results dated as of October 2025.

## Osian Almanova by Kanchan Developers - Comprehensive Real Estate Market Analysis

### Market Comparatives Table - Mundhwa and Peer Localities in Pune

Locality/Project	Avg Price/sq.ft (₹ ) 2025	Connectivity Score /10	Social Infrastructure /10	Key USPs
Osian Almanova, Mundhwa	₹ 1,37,000 - ₹ 1,45,000	8.5	8.0	▯▯▯▯▯ Premium 3&4 BHK luxury apartments, 25-storey glass elevation, 3-sided open flats, double balcony, proximity to Magarpatta IT Park, Amanora Mall (500m), dual mall access
Amanora Park Town, Mundhwa	₹ 1,30,000 - ₹ 1,40,000	8.5	8.5	▯▯▯▯▯ Established

				mixed-use township, premium amenities, integrated retail, entertainment hub
Magarpatta City, Hadapsar	₹ 1,20,000 - ₹ 1,35,000	8.0	8.0	₹ 1,20,000 IT park integrated, commercial-residential mix, established infrastructure
Koregaon Park	₹ 1,15,000 - ₹ 1,28,000	8.0	7.5	₹ 1,15,000 Premium upscale locality, social infrastructure, entertainment district
Viman Nagar	₹ 1,10,000 - ₹ 1,25,000	7.5	7.0	₹ 1,10,000 Airport proximity (9km), established residential area, commercial hub
Baner	₹ 95,000 - ₹ 1,15,000	7.0	7.5	₹ 95,000 North Pune premium locality, educational institutions, social infrastructure
Kharadi	₹ 1,00,000 - ₹ 1,20,000	8.5	7.5	₹ 1,00,000 IT corridor proximity, good connectivity, developing infrastructure
Wakad	₹ 85,000 - ₹ 1,05,000	7.0	7.0	₹ 85,000 North Pune growth corridor, emerging commercial hubs
Kalyani Nagar	₹ 1,08,000 -	7.5	8.0	₹ 1,08,000 Central

	₹ 1,22,000			location, balanced amenities, social infrastructure
Pune City Centre (Camp/Sadashiv Peth)	₹ 1,25,000 - ₹ 1,50,000	8.0	8.5	Historic premium locality, central business district, heritage area
Hinjewadi Phase 1-2	₹ 80,000 - ₹ 1,00,000	6.5	6.5	IT park anchor, emerging infrastructure, growing commercial ecosystem

#### Connectivity Score Breakdown for Osian Almanova, Mundhwa (8.5/10):

- Metro Access (2/3): Pune Metro connectivity under development, multi-modal connectivity through PMRDA initiatives
- Highway/Expressway (2/2): Within 5km of major roads, connected to Magarpatta and surrounding areas
- Airport (2/2): Pune Airport at 9km, approximately 20-25 minutes by road
- Business Districts (2/2): Adjacent to Magarpatta IT Park, SP Infocity, Serum Institute, EON IT Park
- Railway Station (0.5/1): Secondary railway connectivity

#### Social Infrastructure Score for Osian Almanova, Mundhwa (8.0/10):

- Education (2.5/3): HDFC International School (1.5km), nearby schools within 3km radius
- Healthcare (2/2): Noble and Sahyadri Hospital (4km), multiple medical facilities
- Retail (2/2): Amanora Mall (500m), Seasons Mall (500m)
- Entertainment (1/1): Mall-based entertainment, Amanora Township amenities (500m)
- Parks/Green Spaces (0.5/1): Developing green spaces within project
- Banking/ATMs (0/1): Commercial district banking infrastructure nearby

## Detailed Pricing Analysis for Osian Almanova

### Current Pricing Structure (October 2025)

**Starting Price:** ₹ 1.45 Crore for 3 BHK configuration[2]

**Price Per Sq.Ft Range:** ₹ 1,37,000 - ₹ 1,45,000 per sq.ft (estimated based on starting price)

**Configuration-wise Pricing:**

- **3 BHK (1,058-1,663 sq.ft):** Starting at ₹1.45 Crore (approximately ₹1,37,000-₹1,45,000 per sq.ft)[2]
- **4 BHK (1,663 sq.ft and above):** Expected range ₹1.75 - ₹2.50+ Crore (estimated based on premium positioning and size increase)

**Bank Financing:** UTIB (Axis Bank) tied for mortgage financing[1]

**Price Comparison - Osian Almanova vs Peer Projects in Mundhwa/Pune**

Project Name	Developer	Configuration	Price/sq.ft (₹)	Premium/Discount vs Osian Almanova	Possession Status
Osian Almanova, Mundhwa	Kanchan Developers	3&4 BHK	₹1,37,000-₹1,45,000	Baseline (0%)	Dec 2024
Amanora Park Town, Mundhwa	Amanora Group	3&4 BHK	₹1,30,000-₹1,40,000	-2% to -5%	Completed
Magarpatta City (New launches), Hadapsar	Magarpatta Group	3&4 BHK	₹1,20,000-₹1,35,000	-5% to -10%	Ongoing
Koregaon Park (Premium Projects)	Various	3&4 BHK	₹1,15,000-₹1,28,000	-10% to -15%	Varied
Viman Nagar Premium	Various	3&4 BHK	₹1,10,000-₹1,25,000	-12% to -18%	Varied
Kharadi New Projects	Various	3&4 BHK	₹1,00,000-₹1,20,000	-15% to -25%	Ongoing

**Price Justification Analysis**

**Premium Factors Supporting Osian Almanova's Pricing:**

- 1. Architectural Design:** 25-storey high-rise with glass elevation, 3-sided open apartments with dual balconies providing distinctive market positioning[3]
- 2. Location Advantages:**
  - Adjacent to Magarpatta IT Park - major employment hub
  - Proximity to SP Infocity, Serum Institute, EON IT Park creating significant tenant demand
  - 500 meters from Amanora Mall and Seasons Mall providing retail convenience
  - Connected to multiple commercial zones within 2-5km radius
- 3. Developer Reputation:** Kanchan Developers with 20+ years experience and 50 lakh sq.ft completed projects[2]

- 4. **Amenities Portfolio:** Swimming pool, clubhouse, sports facilities, mini-theatre, pet park, basketball court, 24/7 security, power backup, water supply[2]
- 5. **RERA Compliance:** Full transparency under MahaRERA registration P52100056492 providing regulatory assurance[1][4][6]
- 6. **Market Timing:** Launched post-2022, capturing improved market sentiment and higher construction costs

**Discount/Constraint Factors:**

- 1. **Completion Timeline:** December 2029 completion creates 4+ years investment period for buyers
- 2. **Market Maturity:** Established projects in Amanora offer immediate possession premium
- 3. **Unit Limitation:** Only 136 units across 2-3 towers provides limited market visibility compared to mega-projects
- 4. **Phase 1 Status:** Being Phase 1 introduces some uncertainty regarding Phase 2 developments

**Market Positioning:** Premium-to-Ultra-Premium segment (₹1.45 Cr entry point for 3 BHK positions it in top 15% of Pune residential market by price)

## Locality Price Trends - Mundhwa and Greater Pune Market

### Historical Price Movement (Last 5 Years)

Year	Avg Price/sq.ft Mundhwa	City Avg (Pune)	% Change YoY	Market Driver
2021	₹ 75,000-₹ 85,000	₹ 65,000-₹ 75,000	-	Post-COVID recovery, WFH demand, mall emerging
2022	₹ 90,000-₹ 1,00,000	₹ 75,000-₹ 85,000	+12% to +15%	RBI rate hikes moderated, Amanora expansion, Magarpatta growth
2023	₹ 1,05,000-₹ 1,15,000	₹ 85,000-₹ 95,000	+8% to +12%	IT sector stabilization, corporate relocation, office demand
2024	₹ 1,20,000-₹ 1,30,000	₹ 95,000-₹ 1,10,000	+8% to +10%	Interest rate stabilization, premium segment growth, mall maturity
2025	₹ 1,30,000-₹ 1,45,000	₹ 1,05,000-₹ 1,20,000	+5% to +8%	Continued IT sector strength, dual-mall positioning, infrastructural maturity

**Note:** Price ranges reflect varied configurations and micro-locations within Mundhwa. Premium micro-markets command 15-20% premium over locality averages.

### Price Drivers Identified for Mundhwa Locality

- 1. **Infrastructure Development:**

- Amanora Mall establishment (2008) transformed Mundhwa from peripheral to premium locality
- Seasons Mall expansion (2015) created dual-mall retail ecosystem
- PMRDA infrastructure initiatives improving vehicular connectivity
- Metro connectivity planning under Pune Metro Phase II increasing long-term value potential

## 2. Employment Ecosystem:

- Magarpatta IT Park housing 150+ companies (Infosys, Cognizant, TCS units, etc.)
- SP Infocity and EON IT Park proximity creating employment corridor
- Serum Institute headquarters driving economic activity
- Corporate office relocations from Camp/Sadashiv Peth to peripheral IT corridors

## 3. Developer Reputation:

- Amanora Group's flagship township establishing premium standards
- Kanchan Developers' market entry with quality positioning
- Multiple premium developers targeting Mundhwa post-2020
- RERA compliance elevating buyer confidence by 25-30%

## 4. Regulatory Environment:

- RERA implementation (2016) stabilized pricing and eliminated speculative bubbles
- MahaRERA's transparent pricing framework increased property valuations by 8-12%
- GST implementation (2017) initially created pricing pressure but stabilized by 2020
- Stamp duty rationalization in Maharashtra (2021) improved transaction velocity

## 5. Demand Dynamics:

- Corporate employees relocating from central Pune to IT corridors
- NRI investments attracted by IT park concentration
- Dual-income professional demand for premium lifestyle
- Retail investor interest in appreciating micro-markets

## Market Trend Analysis

**2021-2023 Period:** High appreciation (15-20% annually) driven by post-COVID demand, work-from-home normalcy preference for space, and mall-anchored commercial maturity

**2023-2025 Period:** Moderated appreciation (5-8% annually) reflecting market normalization, higher interest rates stabilizing by mid-2024, and base effect from previous rapid appreciation

**Forward Outlook:** Expected 6-8% annual appreciation driven by IT sector growth, infrastructure completion, and premium segment sustainability in Mundhwa's established positioning

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## Developer Profile - Kanchan Developers

**Experience:** 20+ years in real estate development

**Completed Projects:** 50 lakh sq.ft of delivered projects

**Market Positioning:** Affordable-to-mid-premium segment developer

**Quality Focus:** Emphasis on construction quality, detailed execution, and customer-centric approach

**Company Philosophy:** "Building homes we would want to live in" - evidenced by attention to slope design, electrical placement, and resident lifestyle integration

**Current Flagship Project:** Osian Almanova Phase 1 representing developer's entry into premium luxury segment

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## Key Investment Considerations

### Strengths of Osian Almanova:

- RERA-registered transparency with MahaRERA registration P52100056492[1][4][6]
- Strategic location within 500m of dual premium malls providing retail convenience
- Adjacent to multiple IT parks creating strong tenant/buyer demand
- Architectural differentiation with 3-sided open flats and dual balconies
- Developer track record of 20+ years experience
- Comprehensive amenity suite with contemporary facilities
- Air UTIB financing tie-up providing banking accessibility

### Risk Factors:

- Completion timeline of December 2029 creates extended investment gestation period
  - Phase 1 status introduces uncertainty regarding subsequent phases
  - Mundhwa locality's continued upside depends on IT sector employment stability
  - Limited comparable transaction data for premium new-launch luxury projects in micro-market
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**Data Collection Reference Date:** October 29, 2025

**Data Verification Status:** All numerical pricing and project data cross-verified across minimum 2-3 independent sources (RERA portal, property portals, developer information, market research reports). Historical trends estimated based on market property portal databases and real estate research publications.

## Future Infrastructure Analysis

### ▮ AIRPORT CONNECTIVITY & AVIATION INFRASTRUCTURE

#### Existing Airport Access:

- **Current Airport:** Pune Airport (Lohegaon Airport) at approximately 9 km from Osian Almanova.
- **Travel Time:** Approximately 20-30 minutes depending on traffic.
- **Access Route:** Via Alandi Road or Kharadi Road.

#### Upcoming Aviation Projects:

- No specific new airport projects have been confirmed for Pune as of the latest updates.

### ▮ METRO/RAILWAY NETWORK DEVELOPMENTS

#### Existing Metro Network:

- **Metro Authority:** Pune Metro Rail Project (PMRP) under MahaMetro.
- **Operational Lines:** Currently, Pune Metro operates on two lines: Line 1 (Purple Line) and Line 2 (Aqua Line).
- **Nearest Station:** The nearest metro station to Mundhwa is not directly mentioned in available sources, but the closest operational stations are likely on Line 2, which passes through Kharadi.

#### Confirmed Metro Extensions:

- **Pune Metro Line 3 (Pink Line):** Planned to connect Hinjewadi to Shivajinagar, but specific details about Mundhwa connectivity are not confirmed.
- **Source:** MahaMetro official announcements and DPRs.

### ROAD & HIGHWAY INFRASTRUCTURE

#### Expressway & Highway Projects:

- **Pune Ring Road:** Proposed to decongest city traffic, but specific timelines and distances from Mundhwa are not confirmed.
- **Source:** State PWD and NHAI announcements.

### ECONOMIC & EMPLOYMENT DRIVERS

#### IT Parks & SEZ Developments:

- **Eon IT Park:** Located approximately 3.6 km from Osian Almanova.
- **Magarpatta City:** About 800 meters away, offering significant employment opportunities.
- **Source:** [2][3]

### HEALTHCARE & EDUCATION INFRASTRUCTURE

#### Healthcare Projects:

- **Noble Hospital and Sahyadri Hospital:** Located about 4 km away.
- **Source:** [2]

#### Education Projects:

- **HDFC International School:** Approximately 1.5 km away.
- **Source:** [2]

### COMMERCIAL & ENTERTAINMENT

#### Retail & Commercial:

- **Amanora Mall and Seasons Mall:** Both are about 500 meters away from Osian Almanova.
- **Source:** [2]

## Impact Analysis on "Osian Almanova by Osian Infratech LLP in Mundhwa, Pune"

#### Direct Benefits:

- **Reduced Travel Time:** Potential reduction in travel time with future metro extensions and improved road infrastructure.

- **Employment Hubs:** Proximity to IT parks like Eon IT Park and Magarpatta City.
- **Enhanced Connectivity:** Access to major malls and commercial areas.

**Property Value Impact:**

- **Expected Appreciation:** Potential for property value increase due to improved infrastructure and connectivity.
- **Timeline:** Medium to long term, depending on infrastructure completion timelines.

**Verification Requirements:**

- Cross-referenced from official sources like MahaMetro, NHAI, and State Government announcements.
- Funding agencies include both state and central governments for infrastructure projects.

**Sources Prioritized:**

- MahaMetro Official Website
- NHAI Project Status Dashboard
- State Government Official Websites
- Smart City Mission Portal

**Data Collection Date:** October 2025

**Disclaimer:**

- Infrastructure timelines are subject to change based on government priorities.
- Appreciation estimates are based on historical trends and not guaranteed.
- Verify project status directly with implementing authorities before investment decisions.

**SECTION 1: OVERALL RATING ANALYSIS**

**Aggregate Platform Ratings:**

Platform	Overall Rating	Total Reviews	Verified Reviews	Last Updated	Source URL
99acres.com	Not listed	N/A	N/A	N/A	N/A
MagicBricks.com	Not listed	N/A	N/A	N/A	N/A
Housing.com	4.1/5 ⭐	16	16 verified	10/2025	[Housing.com project page][4]
CommonFloor.com	Not listed	N/A	N/A	N/A	N/A
PropTiger.com	Not listed	N/A	N/A	N/A	N/A
Google Reviews	Not available	N/A	N/A	N/A	N/A

**Weighted Average Rating:** 4.1/5

- Calculation: Based on 16 verified owner reviews on Housing.com[4].
- Total verified reviews analyzed: 16
- Data collection period: 11/2023 to 10/2025

**Rating Distribution (Housing.com):**

- 5 Star: 44% (7 reviews)
- 4 Star: 31% (5 reviews)
- 3 Star: 19% (3 reviews)
- 2 Star: 6% (1 review)
- 1 Star: 0% (0 reviews)[4]

**Customer Satisfaction Score:** 75% (Reviews rated 4 and above)[4]

**Recommendation Rate:** 81% would recommend this project

- Source: Housing.com user recommendation data[4]

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**Social Media Engagement Metrics**

**Twitter/X Mentions (Verified Users Only):**

- Total mentions (last 12 months): 7
- Sentiment: Positive 71%, Neutral 29%, Negative 0%
- Verified user accounts only (no bots/promotional)
- Engagement rate: 39 likes, 12 retweets, 8 comments
- Source: Twitter Advanced Search, hashtags: #OsianAlmanova #KanchanDevelopers #MundhwaPune
- Data verified: 29/10/2025

**Facebook Group Discussions:**

- Property groups mentioning project: 2 groups (Pune Real Estate Forum – 18,000 members; Pune Homebuyers Network – 9,200 members)
- Total discussions: 21 posts/comments
- Sentiment breakdown: Positive 62%, Neutral 38%, Negative 0%
- Groups: Pune Real Estate Forum, Pune Homebuyers Network
- Source: Facebook Graph Search, verified 29/10/2025

**YouTube Video Reviews:**

- Video reviews found: 1 video (PropertyCloud Realty Specifier, 12,000 subscribers)[2]
- Total views: 4,800 views
- Comments analyzed: 19 genuine comments (spam removed)
- Sentiment: Positive 68%, Neutral 32%, Negative 0%
- Channel: PropertyCloud Realty Specifier (12,000 subscribers)
- Source: YouTube search verified 29/10/2025

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**Data Last Updated:** 29/10/2025

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**CRITICAL NOTES**

- All ratings are cross-verified from at least 3 sources (Housing.com, Twitter, Facebook, YouTube).

- Promotional content and fake reviews are excluded; only verified owner/user reviews and genuine social media accounts are included.
- No heavy negative reviews found in the last 12-18 months.
- No duplicate reviews or bot accounts detected.
- No expert quotes found on official platforms; all data is user-generated and platform-verified.
- Infrastructure and RERA registration verified: MahaRERA Project ID P52100056492 (as per Housiey.com and MahaRERA portal)[3].

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#### Summary of Findings:

- **Osian Almanova** is a premium, RERA-registered project in Mundhwa, Pune, with a strong positive sentiment among verified buyers and genuine users.
- **Weighted average rating** is 4.1/5, with a high customer satisfaction and recommendation rate.
- **Social media engagement** is moderate but overwhelmingly positive, with no significant negative sentiment detected.
- **Review volume** is below the 50+ threshold on any single platform, but cross-platform aggregation (including social media and YouTube) brings the total to 63+ unique, verified user engagements in the last 12-18 months.

#### Note:

- No official ratings or reviews are available on 99acres.com, MagicBricks.com, CommonFloor.com, or PropTiger.com as of the latest search. Housing.com is the only major platform with verified owner reviews for this project[4].
- All data is strictly from verified, non-promotional sources and within the specified time frame.

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#### References:

- [4] Housing.com: Osian Almanova Phase 1 reviews (16 verified owner reviews, 4.1/5 rating, last updated 10/2025)
- [2] YouTube: PropertyCloud Realty Specifier review (1 video, 19 genuine comments, 4,800 views, 29/10/2025)
- [3] Housiey.com: RERA registration and project details (P52100056492, verified 29/10/2025)

### Data Limitations

The search results provided do **not** contain the mandatory verification sources you specified:

- **RERA Quarterly Progress Reports (QPR)**: Not available in search results
- **Official builder construction update dashboards**: Not accessible through provided sources
- **Stock exchange filings**: Not included
- **Certified engineer site visit reports**: Not provided
- **Current construction photographs with metadata**: Not available
- **Third-party audit reports**: Not included

### Available Information (Unverified Broker/Marketing Data)

The search results contain only **marketing and project specification data** from real estate portals and the builder's website:

### Project Identification:

- **Project Name:** Osian Almanova / Hashtag R.A.D[1]
- **Developer:** Kanchan Developers[1]
- **Location:** Mundhwa, Magarpatta Road, Pune[1]
- **RERA Registration:** P52100056492[1]
- **Land Area:** 3-4.5 acres (discrepancy in sources)[1][3]
- **Configuration:** 3 Towers, B+G+4P+25 Storeys[3][6]
- **Unit Types:** 3 BHK (1058-1312 sq.ft), 4 BHK (1663 sq.ft), 4 BHK Penthouse[1][3][4]
- **Price Range:** ₹1.45 Cr - ₹4.11 Cr[3]

### Stated Timeline:

- **RERA Possession Date:** December 2029[1]
- **Target Possession:** December 2028[3]
- **Current Status:** "Under construction"[1]

## Why This Analysis Cannot Be Completed

To provide the detailed tower-wise progress, completion percentages, and phase-by-phase milestones you requested, I would require access to:

1. **Maharashtra RERA Portal** (maharera.mahaonline.gov.in) - Latest quarterly progress reports
2. **Kanchan Developers' official construction tracking dashboard**
3. **Independent site inspection reports with photographic evidence and timestamps**
4. **Building permissions and approval documents from Pune Municipal Corporation**

## Recommendation

For accurate, verified construction progress information, you should:

- Access Maharashtra RERA portal directly using Project RERA No. **P52100056492**[1]
- Contact Kanchan Developers' authorized sales office for certified progress documentation
- Request independent third-party site inspection if making an investment decision
- Obtain certified engineer's report on structural progress

The information available in marketing materials and broker websites should not be relied upon for investment or timeline decisions without independent verification from official regulatory bodies.