

Osaka

BY PRAJAKTA



Choosing a home
is personal.



A home is more than an address, a floor plan or a list of amenities. Home is where **everyday life unfolds, where families grow, and where seemingly small decisions can shape years to come.**

Osara brings an independent, architect-led perspective to help you understand whether a home is truly right for you.

Looking beyond what is presented, we help you understand the space, simplify the details and make a more informed decision.

Because a choice this personal, and a decision this significant, deserves unwavering clarity.



So, it deserves a
closer look

For those who are

-  Buying a premium home and wanting an independent perspective before committing.
-  Choosing between shortlisted properties and looking beyond price and amenities.
-  Buying from overseas and needing a trusted perspective on the ground.
-  Approaching possession and wanting the home reviewed before handover.

Osara works with a limited number of clients at a time, allowing every engagement to receive direct, considered attention.

What we look beyond

Choosing a home involves more than finding a property you like. Osara brings together architectural, technical and property perspectives to evaluate the home as a whole — so that no single detail is considered in isolation.



Space & Planning

How the home is planned, and how well the design supports everyday living.



Property & Documentation

What sits behind the property, its approvals, documentation and commitments.



Technical & Quality Review

The details of construction, specifications, materials, workmanship and pre-possession readiness.



Agreement & Fine Print

The clauses, commitments and costs that come with the purchase.



Decision Support

Bringing everything together to make the choice clearer.



Beyond the plan, into everyday life

Space & Planning



A floor plan is only the beginning.

A floor plan tells you where everything is. It doesn't always tell you how it will feel to live there.

We look at the home through the way you actually live: how your family moves, gathers and grows. We consider layout, proportions, circulation, privacy, light, ventilation, storage and orientation to understand whether the space works beyond the drawing.

Because square feet tell you how much space you have. Planning tells you how well that space works.

Floor Plans

Unit Plans

Spatial Planning

Vaastu

Light & Ventilation

Privacy & Family Fit

Future View

Development Impact



The way a home
is oriented matters.

Vaastu Compliance

A home's orientation and spatial arrangement can hold significance for those who consider Vaastu while choosing a home.

We study the plan through this lens, looking at how key spaces, entrances and elements are positioned within the home.

Orientation & Direction

Room Placement

Kitchen & Fire Elements

Bedrooms & Private Spaces

Toilets & Services

Brahmasthan / Central Space





Beyond what meets the eye

Property & Documentation

There is more to the property than what meets the eye.

Before you commit to a home, there is much more to understand than the home itself.

We review relevant RERA registrations, approvals, project documentation and available property information, helping identify details that may require clarifications or further specialist professional review.

The intention is simple: to help you understand what lies behind the property, not just what is presented in front of you.

RERA

FSI & Development Parameters

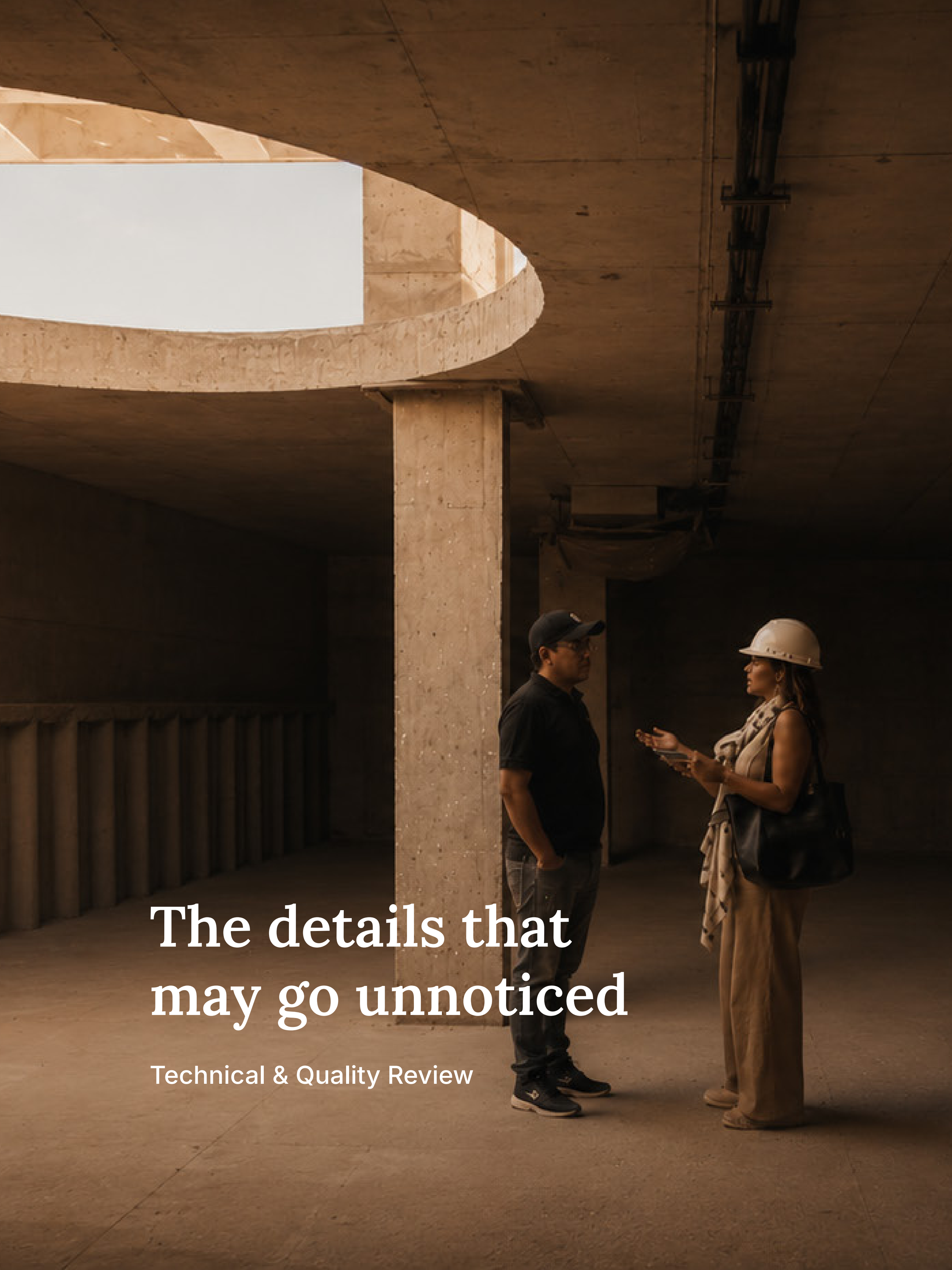
Approvals

Developer Commitments

Project Documentation



*Independent legal review may be recommended where appropriate.

A man and a woman are standing in a large, dimly lit construction site, possibly a tunnel or a large underground structure. The man is wearing a dark cap and a dark shirt, and the woman is wearing a white hard hat and a patterned vest. They are both looking at a tablet held by the woman. The background shows a series of concrete pillars and a curved ceiling. The lighting is warm and focused on the two people.

The details that may go unnoticed

Technical & Quality Review



Some things reveal themselves up close.

What looks right at first glance can sometimes reveal a different story up close.

We look for potential concerns across construction quality, specifications, planning, finishes and execution, comparing what was committed with what is actually being delivered.

Because a home is lived in every day.
The details should hold up to it.

Specifications

Material Commitments

Quality Observations

Pre-Possession Review

A warm, dimly lit office scene. In the foreground, a person's hands are visible, one pointing at a document. The document is open on a wooden desk, showing text and a list of bullet points. To the left, another person's hands are clasped together, wearing a watch. On the desk, there are several items: a rolled-up blueprint, a small bowl with a plant, a glass of water, and a pen. The background is softly blurred, showing more of the office environment.

What the fine print really means

Agreement & Fine Print

Important things should be easy to understand.

Property agreements can be filled with language that matters, but isn't always easy to navigate.

We help simplify relevant clauses, obligations, exclusions, costs and commitments, translating complicated language into something clearer and easier to question.

Where specialist legal advice is needed, we make that distinction clear too.

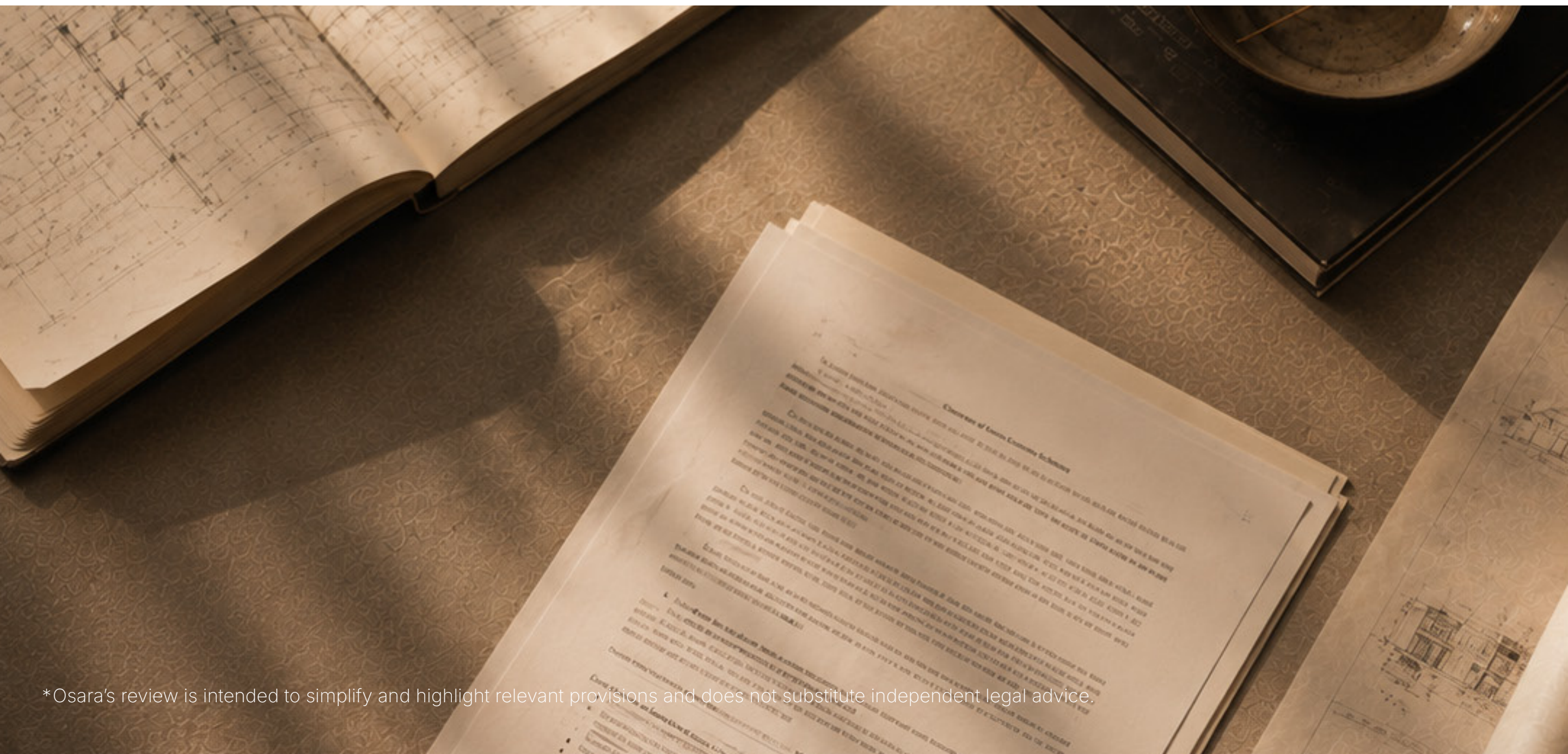
Because understanding what you're agreeing to is part of choosing well.

Agreement Clauses*

Obligations

Additional Costs

Exclusions



*Osara's review is intended to simplify and highlight relevant provisions and does not substitute independent legal advice.

A woman in a white shirt points at a large architectural blueprint pinned to a wall. Another woman stands next to her, looking at the same blueprint. The scene is lit with warm, golden light, suggesting sunset or sunrise. The background shows a blurred cityscape through a window.

So you can see the whole picture

Decision Support



Every detail is part of the decision.

A home is never just one decision. It is a collection of smaller ones: the space, the location, the quality, the paperwork, the cost and the life you imagine inside it.

Osara brings these pieces together, helping you understand the strengths, concerns, trade-offs and unanswered questions across your options.

The final choice is yours. Our role is to make sure it is backed by clarity, perspective and independent professional judgement.

Property Comparison

Trade-Offs

Concerns & Red Flags

Long-Term Fit

Final Evaluation

A young girl with long dark hair, wearing a sleeveless floral dress, is running barefoot across a polished floor towards a large glass window. The room is bathed in warm, golden light from the sun, which is visible through the window. To the left, a wooden chair and a framed picture are visible. To the right, a potted plant sits on a wooden cabinet next to a television. In the foreground, the back of a woman's head and shoulders are visible as she sits and watches the girl. The overall atmosphere is peaceful and domestic.

And choose
with clarity

“Every home holds a future.
I believe it deserves to be chosen
with thought, clarity and care.”

- Prajakta Navandar



Buying a home can be overwhelming.

There is a lot to understand, a lot to compare, and often, a lot that gets lost between the excitement of finding a home and the reality of buying one.

An architect from Sir J.J. College of Architecture, Mumbai, Prajakta Navandar brings over 14 years of experience in real estate and residential design — along with an insider's understanding of how homes are planned, designed, evaluated and ultimately experienced.

Having worked closely with residential developments from the inside, she understands not only how homes are designed and presented, but also the decisions, trade-offs and details that buyers may not always see.

Osara was founded to bring that perspective to the buyer's side of the table.

Independent. Thoughtful. Unbiased.

So that one of life's biggest decisions can be made with greater clarity and confidence.

A warm, golden-hour photograph of a family of three moving into a new home. A young boy is sitting inside a large cardboard box in the foreground, smiling broadly with his arms raised. Behind him, a woman and a man are leaning over the box, smiling and helping him. They are on a balcony or in a room with large floor-to-ceiling windows that offer a view of a city skyline at sunset. Several other cardboard boxes are scattered around them, indicating a moving process. The lighting is soft and warm, creating a sense of hope and new beginnings.

For the life
you're building.



B Y P R A J A K T A

We don't sell you a home. We help you understand the one you're about to buy.

Whether you're comparing properties, evaluating a shortlisted home, or preparing to make a final commitment, Osara brings an independent professional perspective to the decisions that matter.

No brokerage. No developer commissions.

Independent advice, entirely on the buyer's side.

Private consultations by appointment.

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