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PROP REPORT



Ozone The Autograph

MahaRERA Number : P51900009133



Residential
Projects in
MMR

WE HELP YOU MAKE THE INVESTMENT

Propscience is India's first direct to customer research-driven real estate portal specializing in residential real estate. We are not backed or associated with any builder, bank, or broking firm, nor do we offer any property management services. We are an unbiased entity focused solely on providing accurate and frequently updated information to prospective homebuyers and homeowners of under-construction properties in MMR.

We offer homebuyers and new home owners detailed information across 450+ data points along with several decision-making tools to help them make the best assessment of their prospective investment. At present we have over 2000 projects visible on our site, spread across MMR, catering to varied ticket sizes.

LOCATION

The project is in Wadala (East). Wadala is a locality in Mumbai. Wadala Road is a station on the Harbour Line of Mumbai's railway network. Wadala was once considered a central suburb of the city of Mumbai, but it is now well within the city limits. Wadala has several schools and some renowned institutions like VJIT, VIT located near one another. Port Trust Railway opened the Wadala Ballard Pier railway line. Petrol and kerosene installations also came up in Wadala.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| NA | NA | Ward F North |

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Neighborhood & Surroundings SOME TRUTHS

Connectivity & Infrastructure

- Dadar Railway Station **1.3 Km**
- Bai Jerbai Wadia Hospital for Children **2.2 Km**
- Ramnarain Ruia Autonomous College **2.1 Km**
- Nakshatra Mall **2 Km**

LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Ozone Group is well known for premium housing, residential township developments, commercial developments, business parks, SEZs, retail mall and hospitality ventures across Bengaluru, Chennai, Mumbai and Goa. Founded on the core values of Quality, Customer Centricity and Transparency, Ozone Group has delivered 13.5mn sq. ft. of real estate and has 48 million sq. ft. in various stages of development. Consistently delivering high-quality projects, Ozone Group is focused on developing large, self-sustained, integrated urban centres that redefine the future of the real estate industry

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA | NA | NA |

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PROJECT & AMENITIES

| Time Line | Size | Typography |
|----------------------------------|--------------|-------------|
| Completed on 31st December, 2022 | 2051.39 Sqmt | 2 BHK,3 BHK |

Project Amenities

| | |
|-----------------------------------|--|
| Sports | Kids Play Area,Gymnasium |
| Leisure | NA |
| Business & Hospitality | NA |
| Eco Friendly Features | Waste Segregation,Rain Water Harvesting,Landscaped Gardens |

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HOME TRUTHS

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------------------------|-----------------|--------------|-----------------|----------------|----------------|
| Autograph | 4 | 55 | 4 | 2 BHK,3 BHK | 220 |
| First Habitable Floor | | | | | NA |

Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

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FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|----------------------|
| 2 BHK | HOME TRUTHS 797 sqft |
| 3 BHK | 1156 - 1181 sqft |

| | |
|-------------------------|----|
| Floor To Ceiling Height | NA |
| Views Available | NA |

| | |
|------------------------------|----|
| Flooring | NA |
| Joinery, Fittings & Fixtures | NA |
| Finishing | NA |

| | |
|---------------------|----|
| HVAC Service | NA |
| Technology | NA |
| White Goods | NA |

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COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------|
| 2 BHK | INR 36386.45 | -- | INR 29000000 |
| 3 BHK | INR 35563.08 | -- | INR 42000000 |

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

| GST | Stamp Duty | Registration |
|------------|-----------------|---------------|
| 0% | 6% | INR 30000 |
| Floor Rise | Parking Charges | Other Charges |
| NA | NA | NA |

| | |
|----------------------------|---|
| Festive Offers | The builder is not offering any festive offers at the moment. |
| Payment Plan | NA |
| Bank Approved Loans | NA |

Transaction History

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

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PROJECT PROPSCORE



Propscience uses a unique and highly proprietary algorithm to arrive at PropScores for every project it covers. This score is calculated out of 100 points. Through our detailed research we gather over 500 data points of information about each project. These data points are broken down into categories (mentioned below). An individual score is arrived at for each category and then a combined project PropScore is given. The purpose of the PropScore is to help you evaluate the distinct value you can hope to derive from each aspect of the project.

| Category | Score |
|--------------|-------|
| Place | 48 |
| Connectivity | 33 |

| | |
|-----------------------------|---------------|
| Infrastructure | 60 |
| Local Environment | 30 |
| Land & Approvals | 56 |
| Project | 68 |
| People | 30 |
| Amenities | 36 |
| Building | 53 |
| Layout | 50 |
| Interiors | 30 |
| Pricing | 30 |
| Total | 44/100 |



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HOME TRUTHS

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