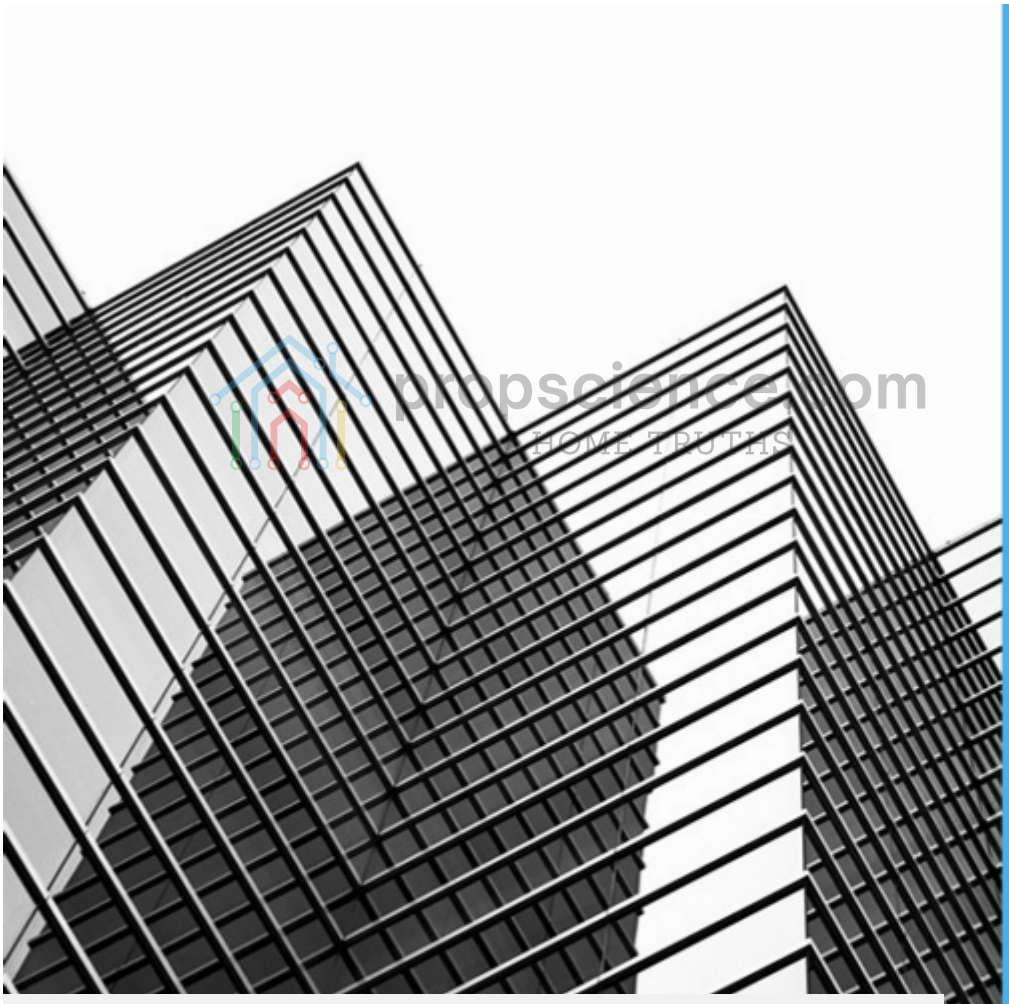
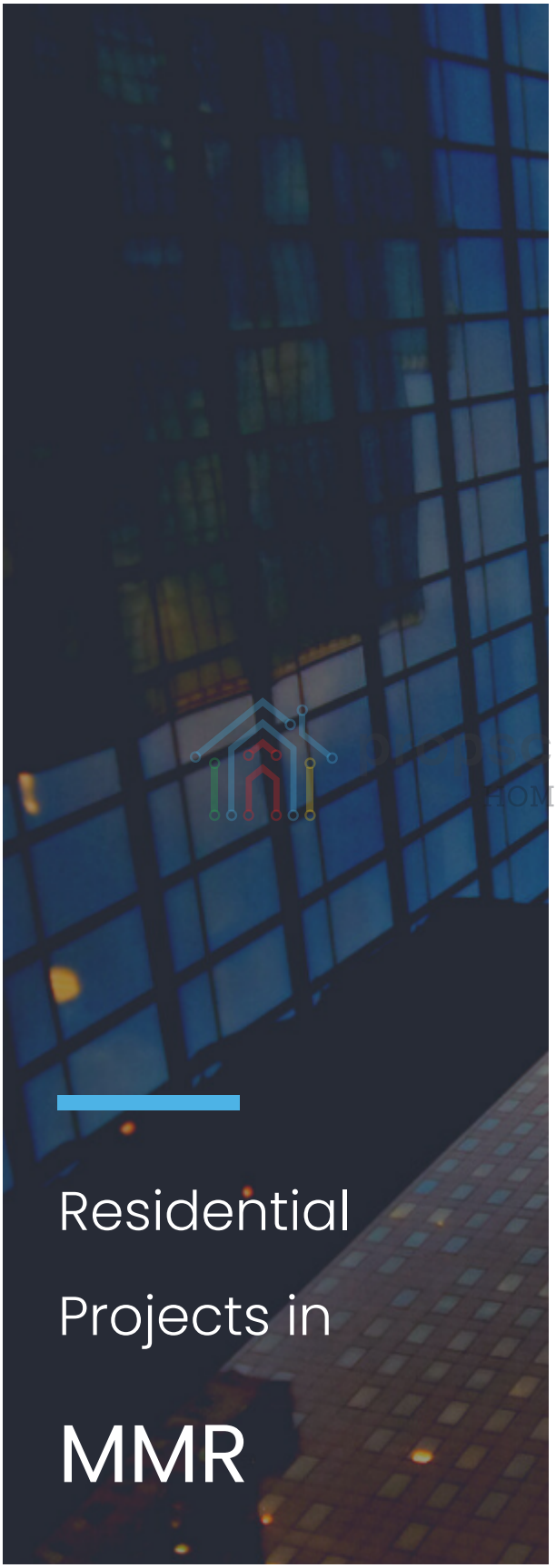
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PROP REPORT



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.

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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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HOME TRUTHS

Neighborhood & Surroundings

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**

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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

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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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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	797 sqft
3 BHK	1156 - 1181 sqft

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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

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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.

OZONE THE AUTOGRAPH

PROJECT PROPSCORE

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

Category	Score
Place	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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