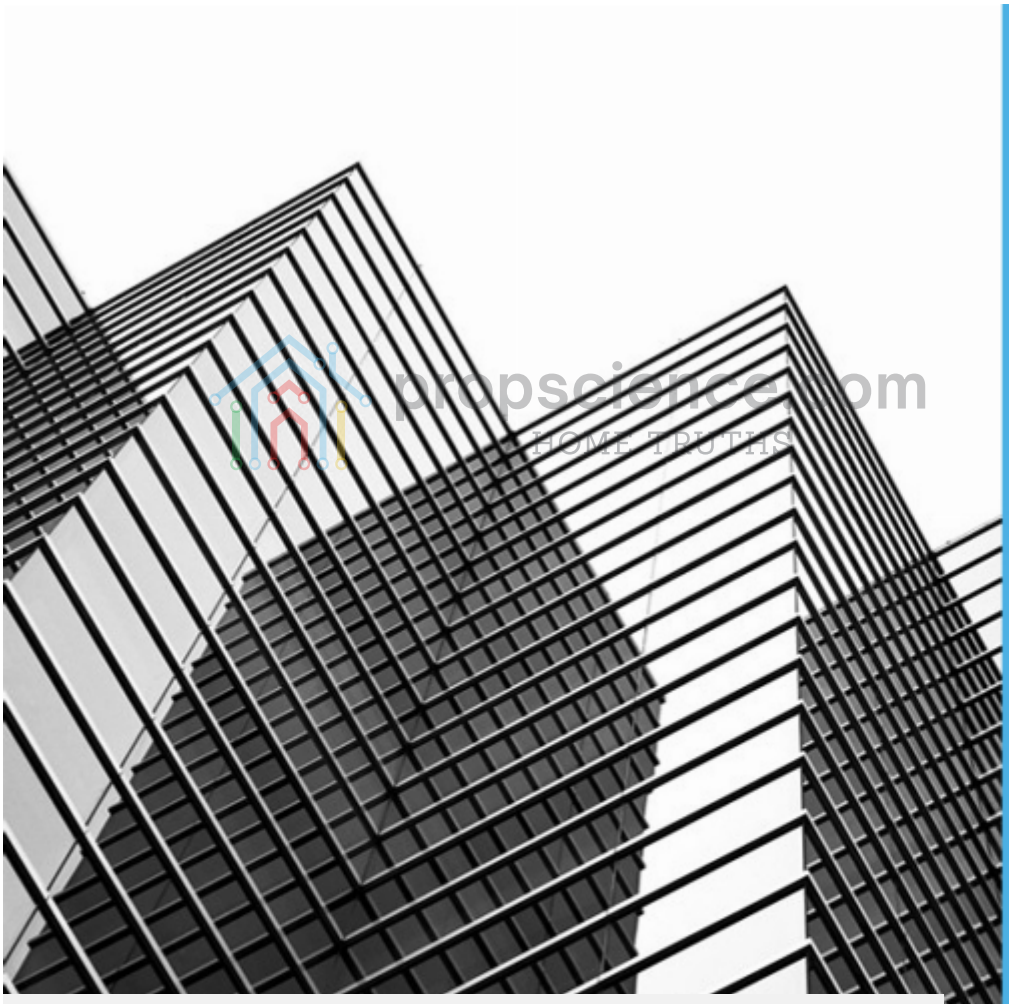
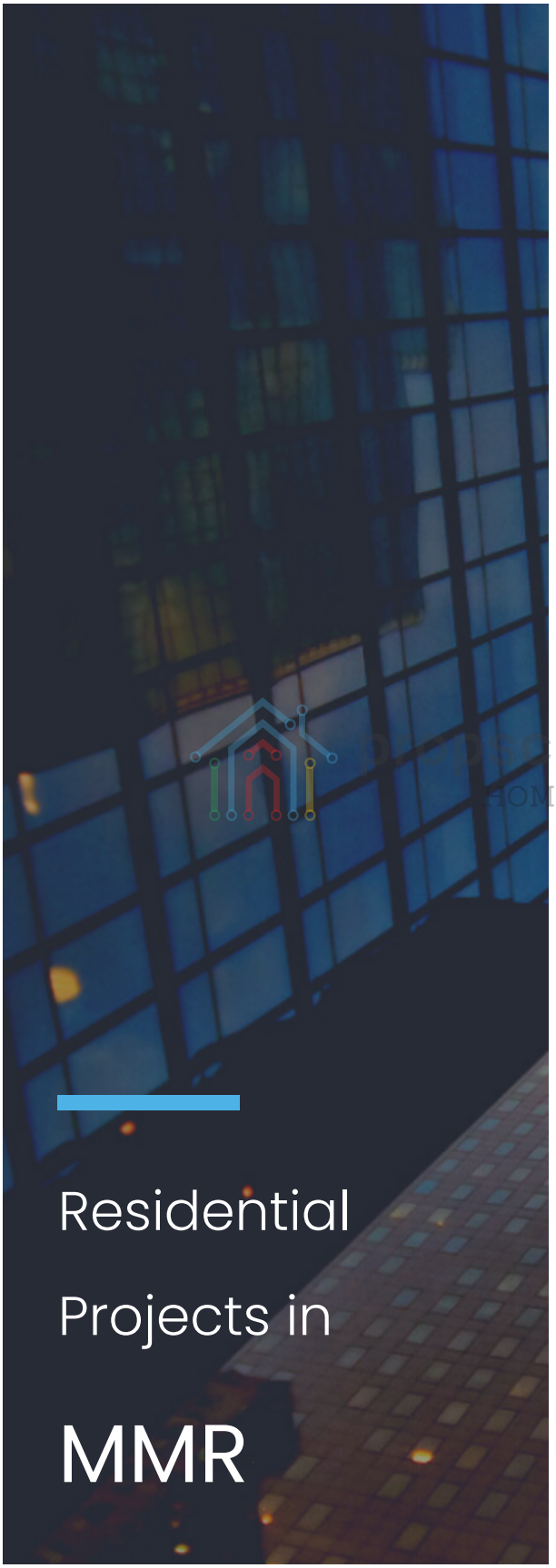
propscience.com

PROP REPORT



Ozone The Gateway

MahaRERA Number : P51800002922



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.

Propscience.com HOME TRUTHS

LOCATION

The project is in Andheri (West). Andheri is a locality in the western part of the city of Mumbai in India. Andheri is the major Bollywood Industry hub and it is the talent enclave of Mumbai, be it those from production houses, animation, the entertainment industry, and corporate. For administrative purposes, the area is separated into Andheri West and Andheri East. Andheri East comes under the K/E ward of BMC. Andheri West is a big and developed residential and commercial suburb.

Post Office	Police Station	Municipal Ward
Azad Nagar	DN Nagar Police Station	Ward K West

propscience.com
HOME TRUTHS

Neighborhood & Surroundings

The locality is prone to traffic jams at all hours. The air pollution levels are 42 AQI

Connectivity & Infrastructure

- T1, Navpada, Chhatrapati Shivaji International Airport Area, Vile Parle, Mumbai, Maharashtra 400099 **5.7 Km**
- Chhatrapati Shivaji Maharaj International Airport **5.6 Km**
- Amboli Village, Amboli, Jogeshwari West, Mumbai, Maharashtra 400053 **87 Mtrs**
- Azad Nagar **0.4 Km**
- Andheri Railway Station **1.1 Km**
- Western Express Highway, Anand Nagar, Vakola, Santacruz East, Mumbai, Maharashtra **2.7 Km**
- Kokilaben Hospital **3.6 Km**
- Chatrabhuj Narsee Memorial School (ICSE), Dadabhai Rd, Navpada, Irla, Vile Parle West, Mumbai, Maharashtra 400056 **3.6 Km**
- Shoppers Stop **2 Km**
- A - Mart Super Market, Shop No. 3, 4, 5, Saphier Building, Mahakali Cross, near Canossa Convent School, Mumbai, Maharashtra 400093 **3.1 Km**

OZONE THE GATEWAY

propscience.com
HOME TRUTHS

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	NA	13

OZONE THE GATEWAY

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
Kotak Bank	NA	NA

propscience.com
HOME TRUTHS

OZONE THE GATEWAY

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2019	1591 Sqmt	2 BHK,3 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Squash Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone
Business & Hospitality	Clubhouse
Eco Friendly Features	NA

OZONE THE GATEWAY

BUILDING LAYOUT

propscience.com
HOME TRUTHS

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
The Gateway	3	15	5	2 BHK,3 BHK	75

First Habitable Floor	NA

Services & Safety

- **Security :** Intercom Facility
- **Fire Safety :** NA
- **Sanitation :** There are slums settlements near the project

- **Vertical Transportation :** NA

OZONE THE GATEWAY

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	890 sqft
3 BHK	1055 sqft

propscience.com
HOME TRUTHS

Floor To Ceiling Height	NA
Views Available	Road View / No View

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform

Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

OZONE THE GATEWAY

COMMERCIALS

propscience.com
HOME PROPTIS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 29550.56	--	INR 26300000
3 BHK	INR 34123.22	INR 36000000	INR 36000000

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

GST	Stamp Duty	Registration
5%	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	Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,YES Bank

Transaction History

propscience.com
HOME TRUTHS

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

PROJECT PROPSCORE

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

Category	Score
Place	65
Connectivity	83
Infrastructure	68
Local Environment	55
Land & Approvals	44
Project	65
People	48
Amenities	44
Building	53
Layout	45
Interiors	53
Pricing	30
Total	54/100

propscience.com
HOME TRUTHS

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

propscience.com
HOME TRUTHS

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable

for any personal information of data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.

propscience.com
HOME TRUTHS