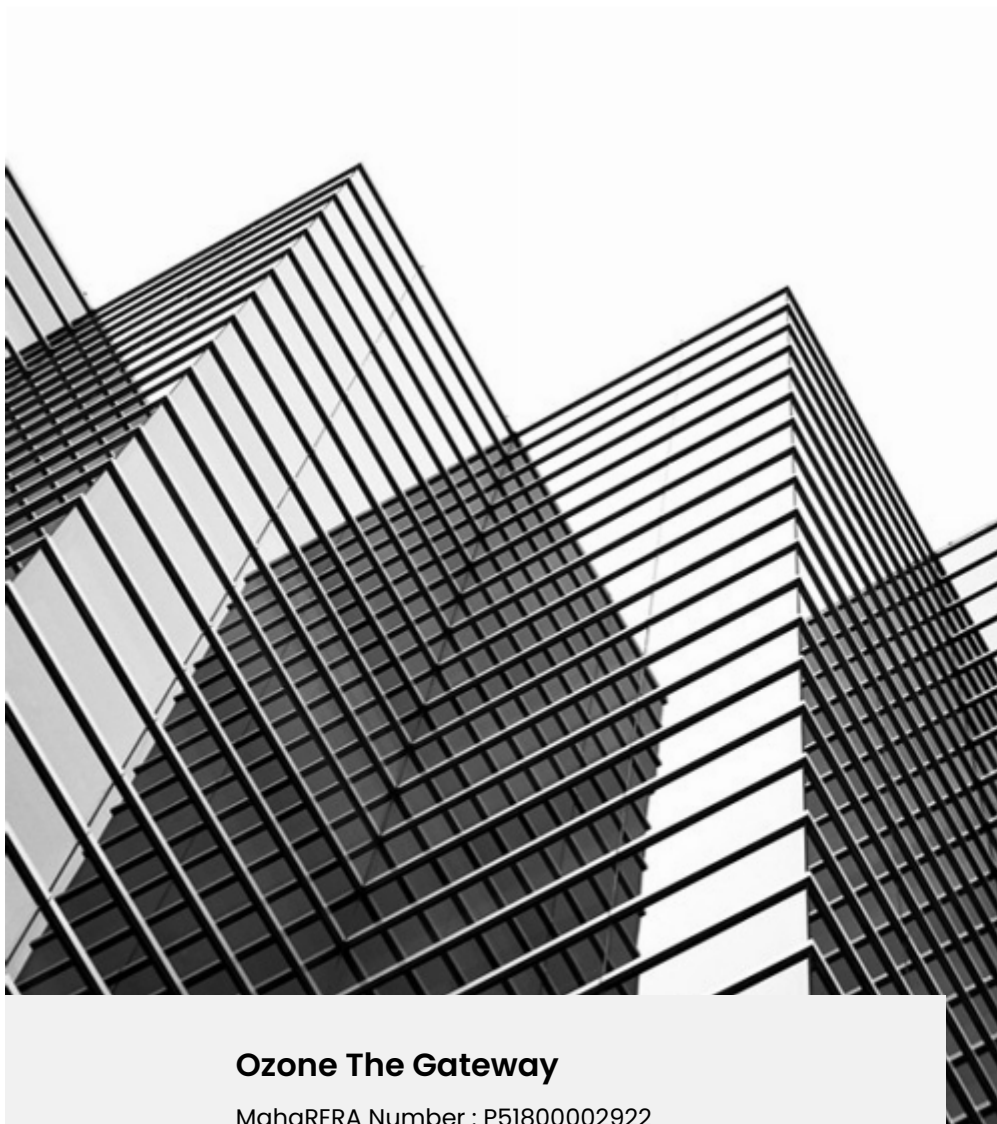


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# PROP REPORT



**Ozone The Gateway**

MahaRERA Number : P51800002922



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 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

### Neighborhood & Surroundings

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

### Connectivity & Infrastructure

- TI, 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**

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OZONE THE GATEWAY

## LAND & APPROVALS

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

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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

OZONE THE GATEWAY

# PROJECT & AMENITIES

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

## Project Amenities

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

## OZONE THE GATEWAY

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
The Gateway	3	15	5	2 BHK,3 BHK	75
<b>First Habitable Floor</b>					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

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

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

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

OZONE THE GATEWAY

## COMMERCIALS

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.

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>



NA	NA	NA
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<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	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**

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

OZONE THE GATEWAY

# 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.

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

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