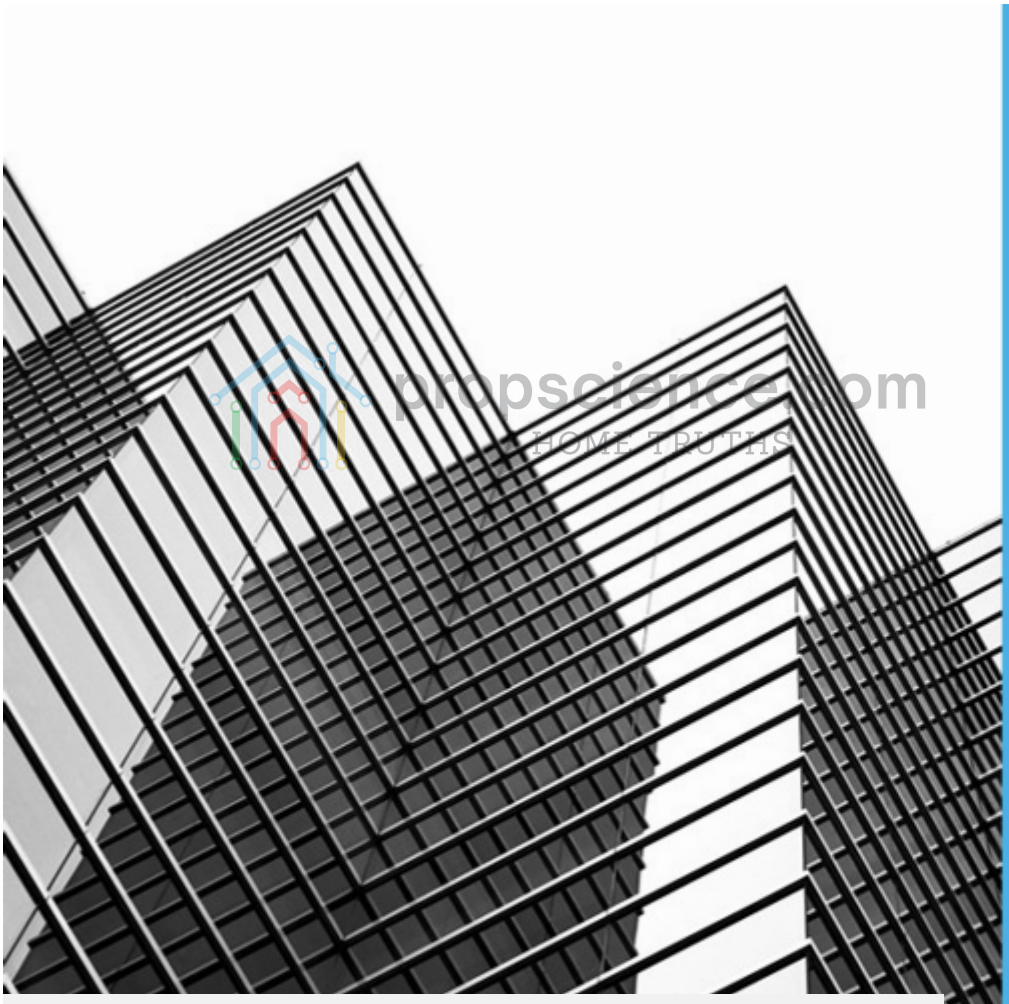
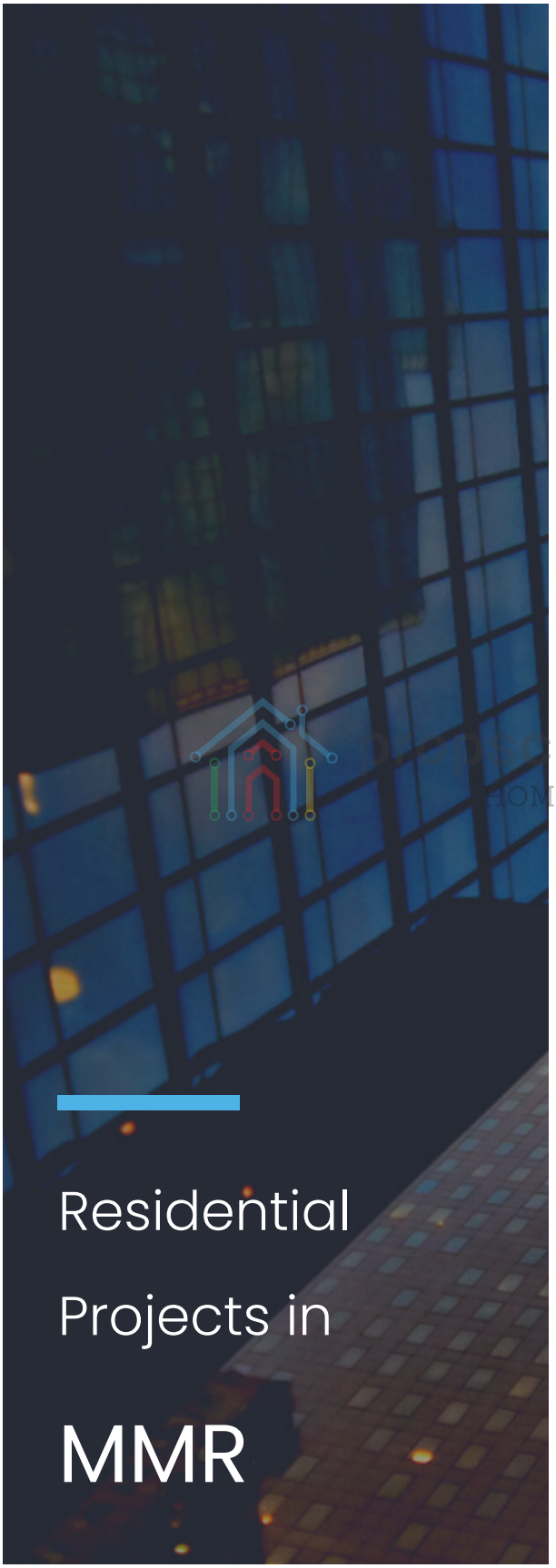
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PROP REPORT



Ornate Kallisto Phase I

MahaRERA Number : P51700011610



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 Kalyan-Bhiwandi Road. Bhiwandi is a city in the Thane district. It is located 20 km northeast of Mumbai and 15 km northeast of the city of Thane and is part of the Mumbai Metropolitan Region. Bhiwandi is a well-known centre of logistics and textile industries. Although mainly inhabited by ethnic minorities, the area has become a secular city due to the development of infrastructure and industries. Bhiwandi Nizampur City Municipal Corporation is a civic body founded in 2002 Maharashtra State Government to manage the industrial community of Bhiwandi. Many renowned real estate developers are entering the market, along with some individual local developers. It is the main commercial centre connecting Mumbai and the rest of India via the Mumbai-Agra Highway.

Post Office	Police Station	Municipal Ward
Bhiwandi	Kalyan Taluka Police Station	Bhiwandi-Nizampur Municipal Corporation

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Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 89 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **35.2 Km**
- saravali Bus Stop, Mumbai - Agra National Hwy **750 Mtrs**
- Bhiwandi Road Railway Station **6.6 Km**
- Mumbai - Agra National Hwy, Saravali **700 Mtrs**
- Life Line Multispeciality Hospital **900 Mtrs**
- Agni Mata English School **4.7 Km**
- Metro Junction Mall **8 Km**
- D Mart, Mohan Square One **8.4 Km**

ORNATE KALLISTO PHASE I

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
January 2022	NA	1

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ORNATE KALLISTO PHASE I

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2021	816.81 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Cricket Pitch,Jogging Track,Kids Play Area,Gymnasium
Leisure	Amphitheatre,Senior Citizen Zone,Pet Friendly
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Landscaped Gardens

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ORNATE KALLISTO PHASE I

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units

Ornate Kallisto	3	10	11	1 BHK,2 BHK	110

First Habitable Floor	1st

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Goods Lift

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	326 sqft
2 BHK	548 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Safety door,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 11495	INR 3747370	INR 3944600
2 BHK	INR 11495	INR 6299260	INR 6630800

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	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

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Transaction History

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

ORNATE KALLISTO PHASE I

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	55
Connectivity	65
Infrastructure	50
Local Environment	100
Land & Approvals	50
Project	71
People	39
Amenities	48
Building	78
Layout	53
Interiors	63
Pricing	40
Total	**59/100**

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