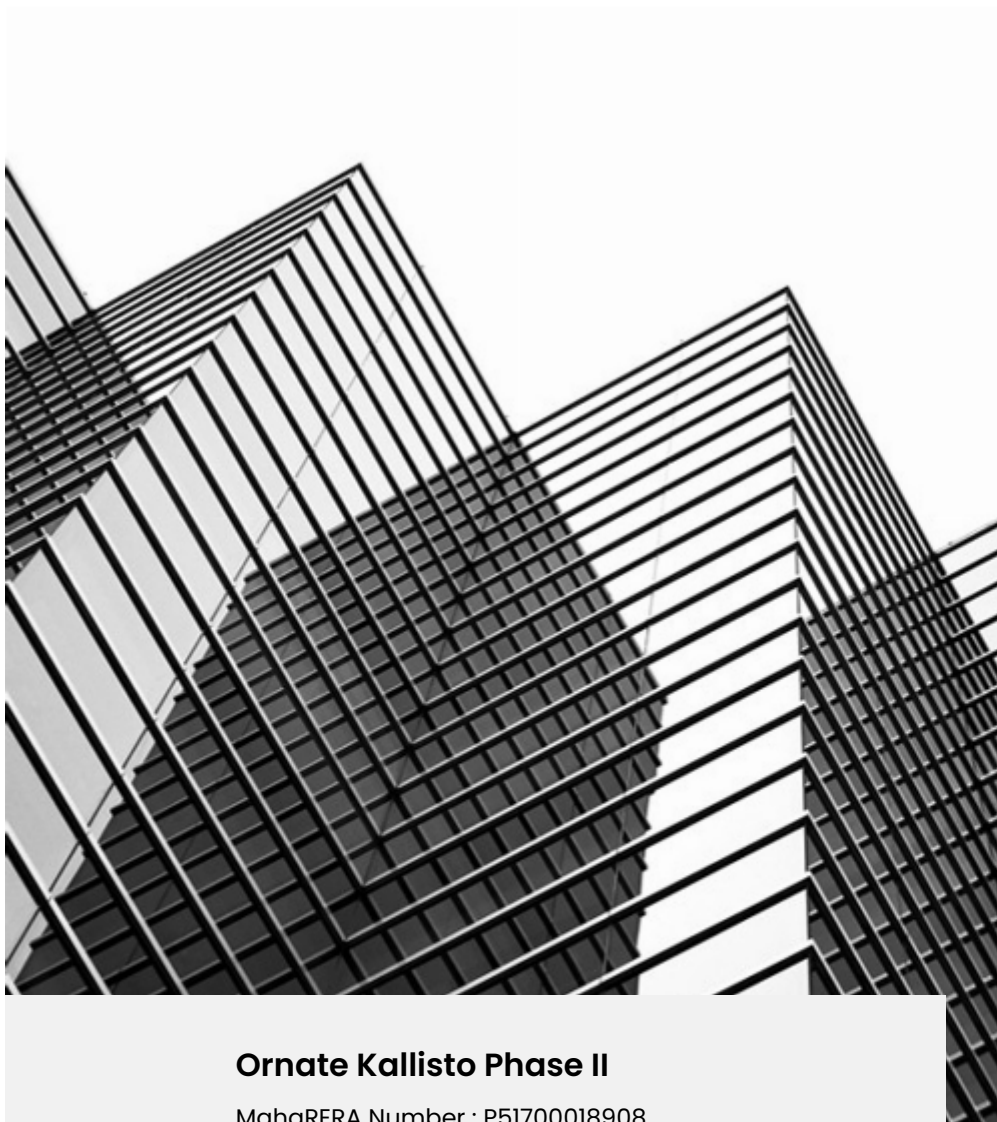


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PROP REPORT



Ornate Kallisto Phase II

MahaRERA Number : P51700018908



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 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 |

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 38 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **46.7 Km**
- Chhatrapati Shivaji Maharaj International **35.2 Km**
- Bhiwandi Bus Depot **6.1 Km**
- Bhiwandi Railway Station Rd **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 **7.9 Km**
- D Mart, Mohan Square One **8.4 Km**

ORNATE KALLISTO PHASE II

LAND & APPROVALS

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

ORNATE KALLISTO PHASE II

BUILDER & CONSULTANTS

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

PROJECT & AMENITIES

| Time Line | Size | Typography |
|------------------------------|-----------|-------------|
| Completed on 30th June, 2023 | 6780 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 |

BUILDING LAYOUT

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

| | | | | | |
|--------------------------------|---|----|----|-------------|-----|
| ORNATE KALLISTO PHASE II | 3 | 17 | 11 | 1 BHK,2 BHK | 187 |
| First Habitable Floor | | | | 1st Floor | |

Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,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

ORNATE KALLISTO PHASE II

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|-------------------------|-----------------------|
| 1 BHK | 326.89 - 384.02 sqft |
| 2 BHK | 548.98 - 619.88 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, Concealed copper wiring, 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 |

ORNATE KALLISTO PHASE II

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|----------------------|----------------------|------------------------|------------------------|
| 1 BHK | INR 11461.25 | INR 3746800 | INR 3944000 to 4633000 |

| | | | |
|-------|--------------|-------------|------------------------|
| 2 BHK | INR 11460.43 | INR 6291850 | INR 6623000 to 7479000 |
|-------|--------------|-------------|------------------------|

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

| | | |
|-------------------|------------------------|----------------------|
| GST | Stamp Duty | Registration |
| 5% | 7% | 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,LIC Housing Finance Ltd,SBI Bank |

Transaction History

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

ORNATE KALLISTO PHASE II

PROJECT PROPSCORE

Propscience uses a unique and highly proprietary algorithm to arrive at Propcores 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 Propcore is given. The purpose of the Propcore is to help you evaluate the distinct value you can hope to derive from each aspect of the project.

| Category | Score |
|-----------------------------|--------------|
| Place | 55 |
| Connectivity | 48 |
| Infrastructure | 50 |
| Local Environment | 100 |
| Land & Approvals | 50 |
| Project | 71 |
| People | 39 |
| Amenities | 56 |
| Building | 55 |
| Layout | 53 |

| | |
|------------------|---------------|
| Interiors | 63 |
| Pricing | 40 |
| Total | 57/100 |

ORNATE KALLISTO PHASE II

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