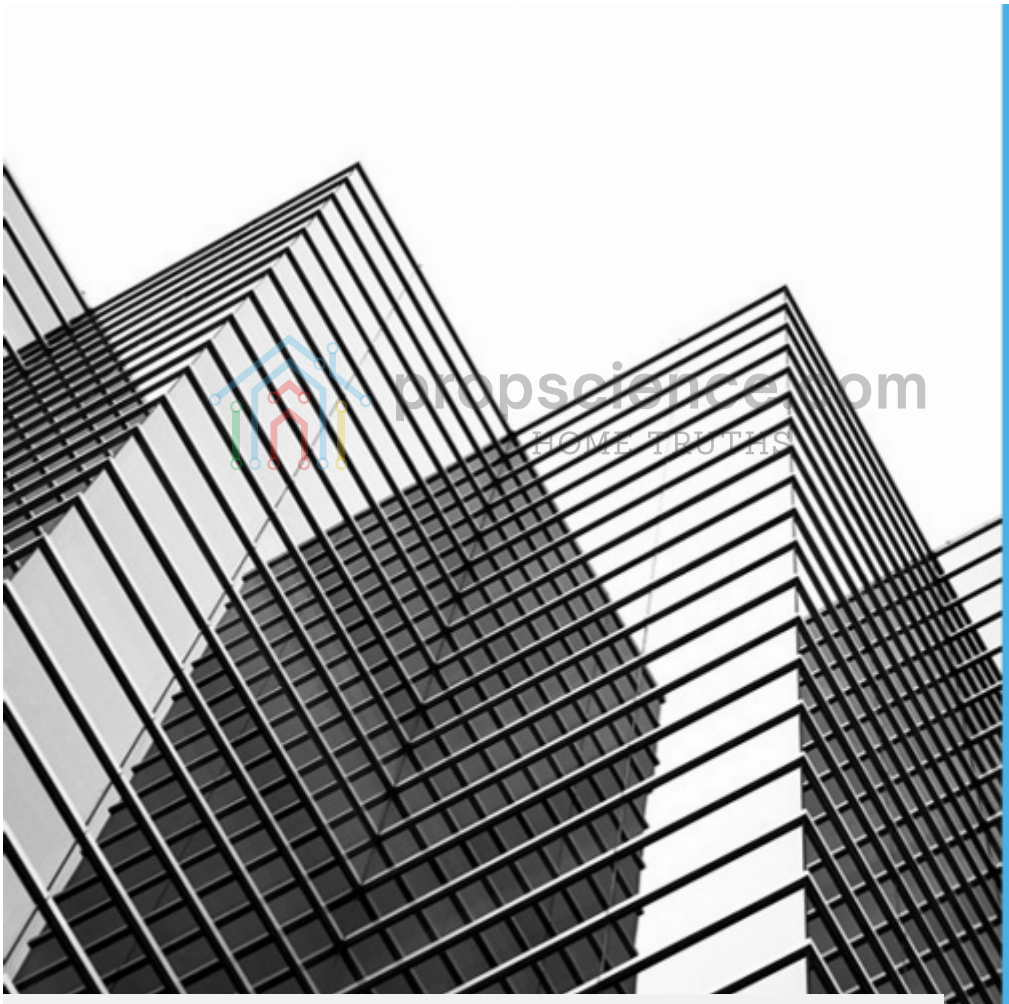
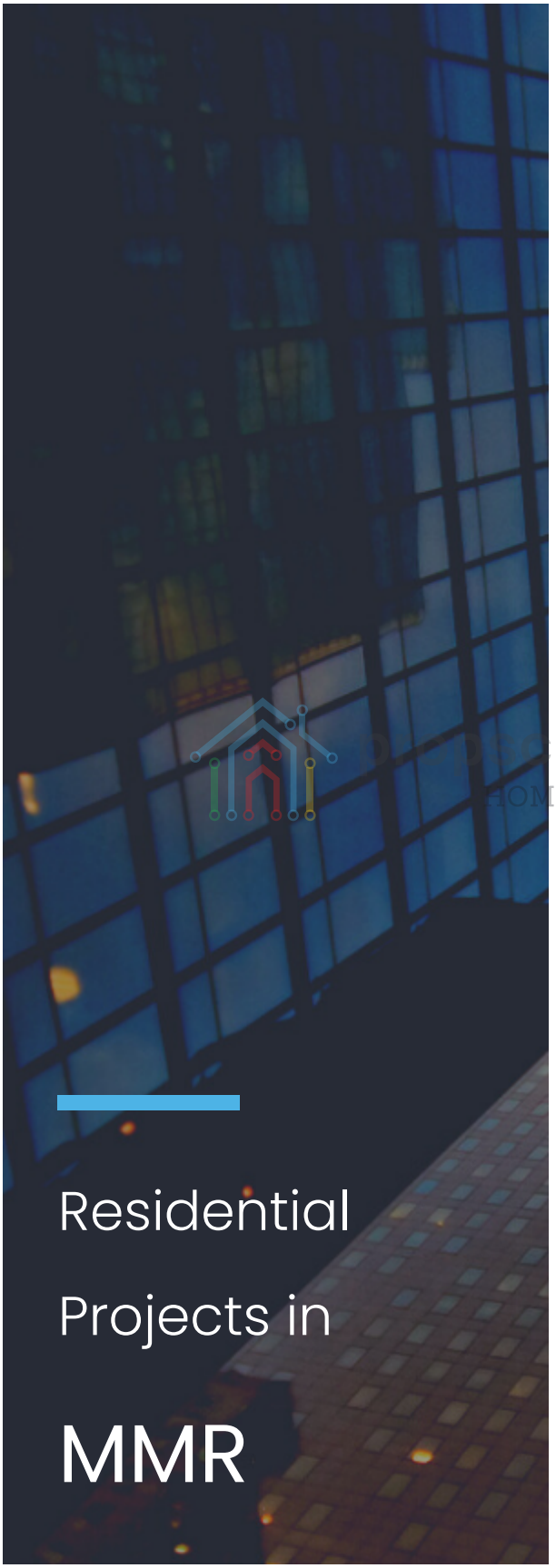
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PROP REPORT



Ornate Heights

MahaRERA Number : P99000024806



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

Post Office	Police Station	Municipal Ward
Vasai Road E	NA	NA

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 125 AQI and the noise pollution is 0 to 50 dB .

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HOME TRUTHS

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **46 Km**
- Vasai ST Bus Depot **3.6 Km**
- Vasai Railway Station **3.6 Km**
- Sativali Naka, NH 48 **6 Km**
- Platinum Hospital **4 Km**
- Krishna Bal Vidya Mandir **3 Km**
- D Mart **2.7 Km**
- The Capital Mall **5 Km**

ORNATE HEIGHTS

LAND & APPROVALS

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

ORNATE HEIGHTS

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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HOME TRUTHS

ORNATE HEIGHTS

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st October, 2026	0.21 Acre	1 BHK,2 BHK

Project Amenities

Sports	Cricket Pitch,Jogging Track,Kids Play Area,Gymnasium
Leisure	Amphitheatre,Senior Citizen Zone,Pet Friendly,Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Water Storage

ORNATE HEIGHTS

BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing B	2	19	6	1 BHK,2 BHK	114
Wing C	2	19	6	1 BHK,2 BHK	114

First Habitable Floor	1st Floor

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Security Staff
- **Fire Safety :** Sprinkler System

- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

ORNATE HEIGHTS

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	350 - 379 sqft
2 BHK	519 sqft
1 BHK	350 - 379 sqft
2 BHK	519 sqft

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HOME TRUTHS

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,False Ceiling,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Modular Kitchen

ORNATE HEIGHTS

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 1094.29	--	INR 3830000 to 3868000
2 BHK	INR 10115.61	--	INR 5250000

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	Construction Linked Payment
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank,IDBI Bank,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 HEIGHTS

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	45
Infrastructure	76
Local Environment	90
Land & Approvals	50
Project	76
People	39
Amenities	48
Building	65
Layout	53
Interiors	73
Pricing	63

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Total	**61/100**

ORNATE HEIGHTS

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