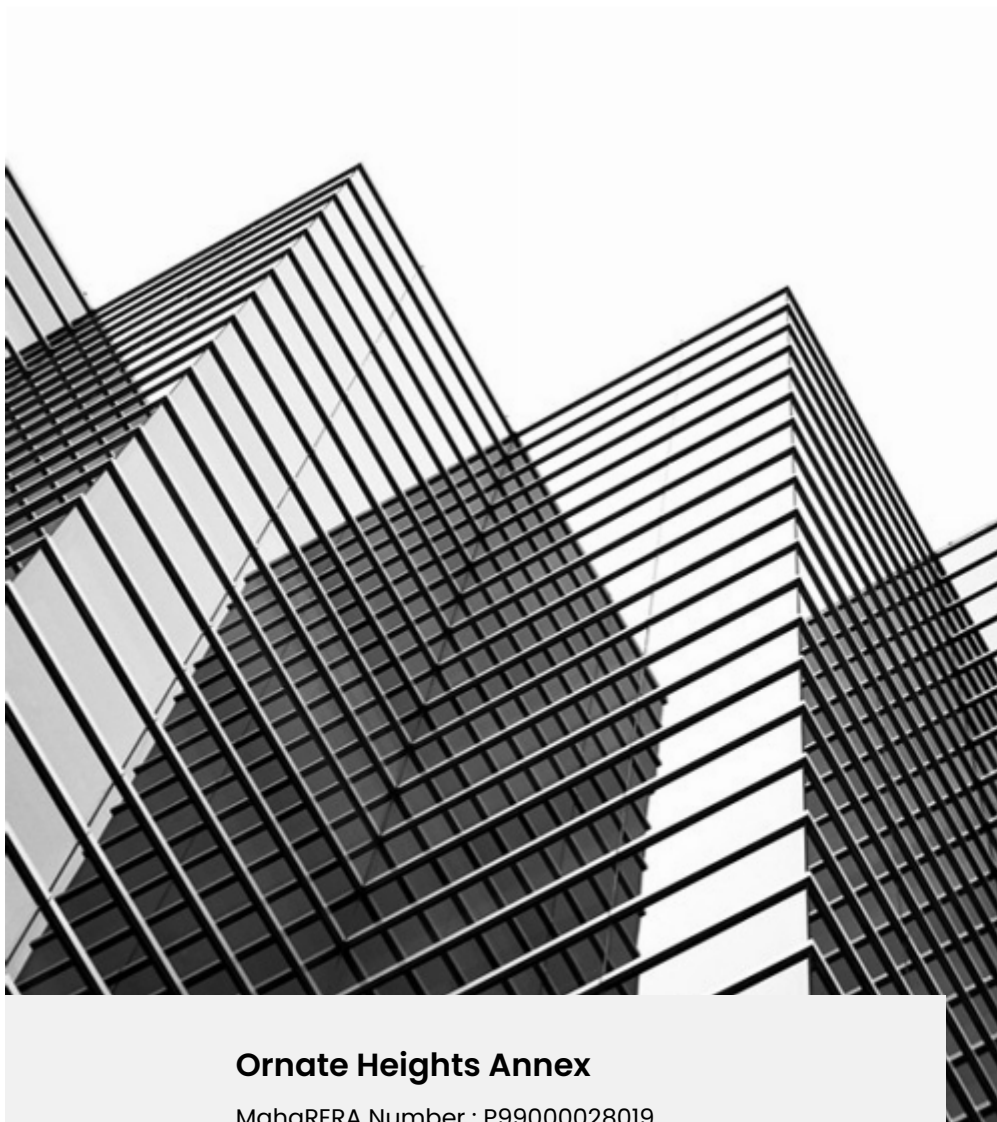


propscience.com

PROP REPORT



Ornate Heights Annex

MahaRERA Number : P99000028019



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

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 .

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**

LAND & APPROVALS

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

ORNATE HEIGHTS ANNEX

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

ORNATE HEIGHTS ANNEX

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2026	455 Sqmt	1 BHK

Project Amenities

Sports	Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym
Leisure	Senior Citizen Zone
Business & Hospitality	Multipurpose Hall
Eco Friendly Features	Water Storage

ORNATE HEIGHTS ANNEX

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Ornate Heights Wing A	2	23	6	1 BHK	138

First Habitable Floor

1st Floor

Services & Safety

- **Security** : Society Office,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 ANNEX

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	351 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,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

ORNATE HEIGHTS ANNEX

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 3830000

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

GST	Stamp Duty	Registration
2%	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,HDFC Bank,ICICI Bank,Kotak Bank,SBI Bank

Transaction History

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

ORNATE HEIGHTS ANNEX

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	50
Building	65
Layout	53
Interiors	63
Pricing	63
Total	60/100

ORNATE HEIGHTS ANNEX

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