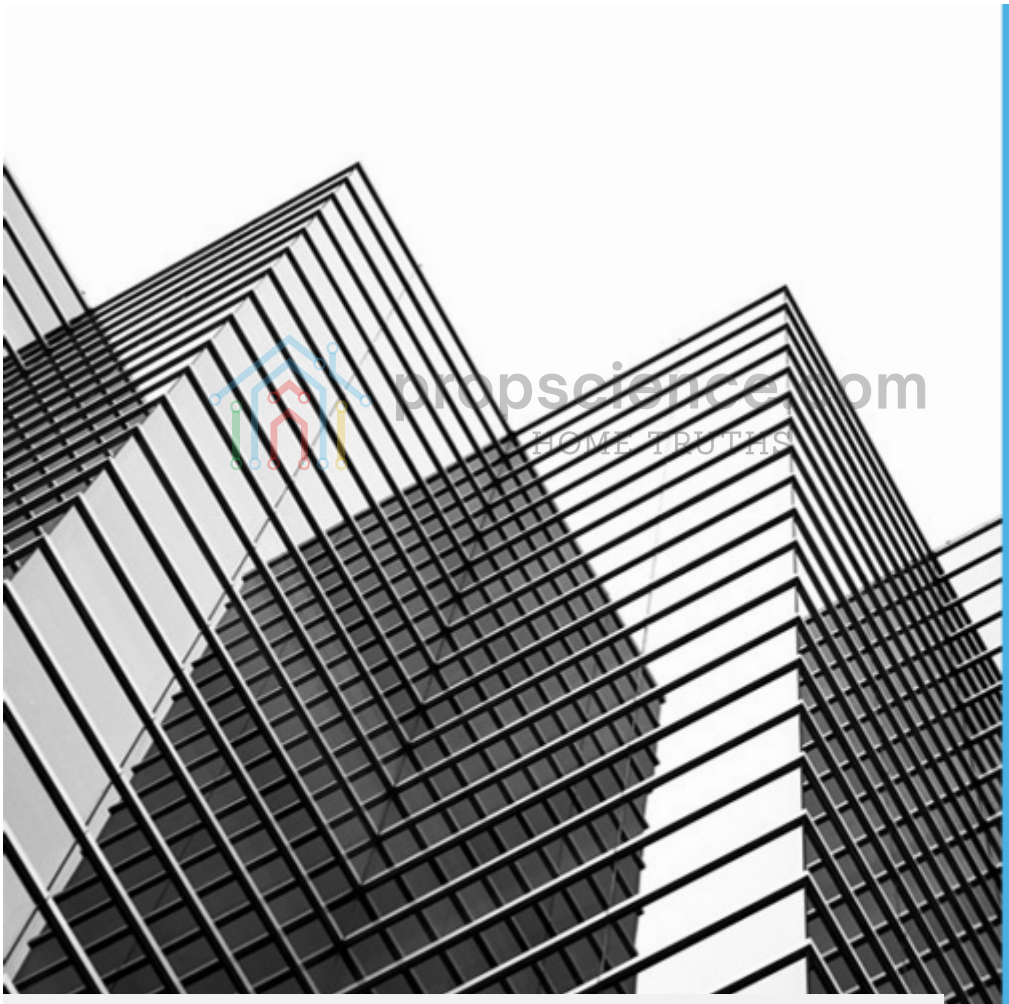
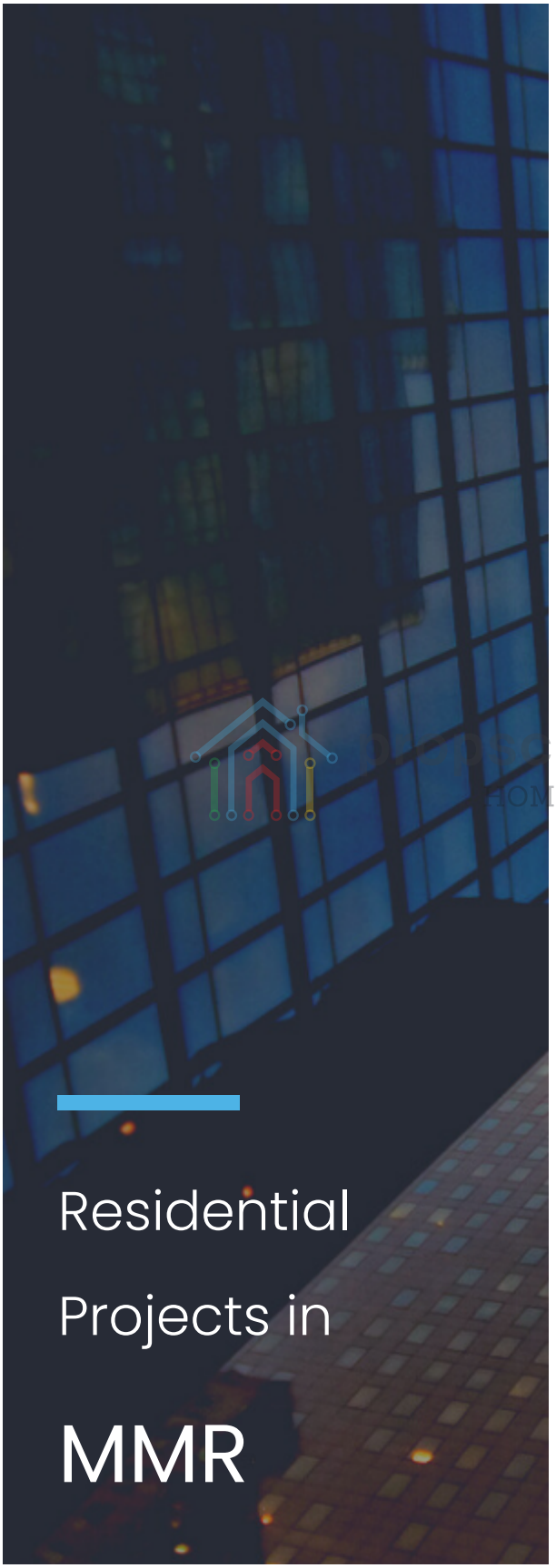
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# PROP REPORT




**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.

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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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## 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 ANNEX

# 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 |

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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 |

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## 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 |

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| | |
|---|---|
| **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 |

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**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

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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** |

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