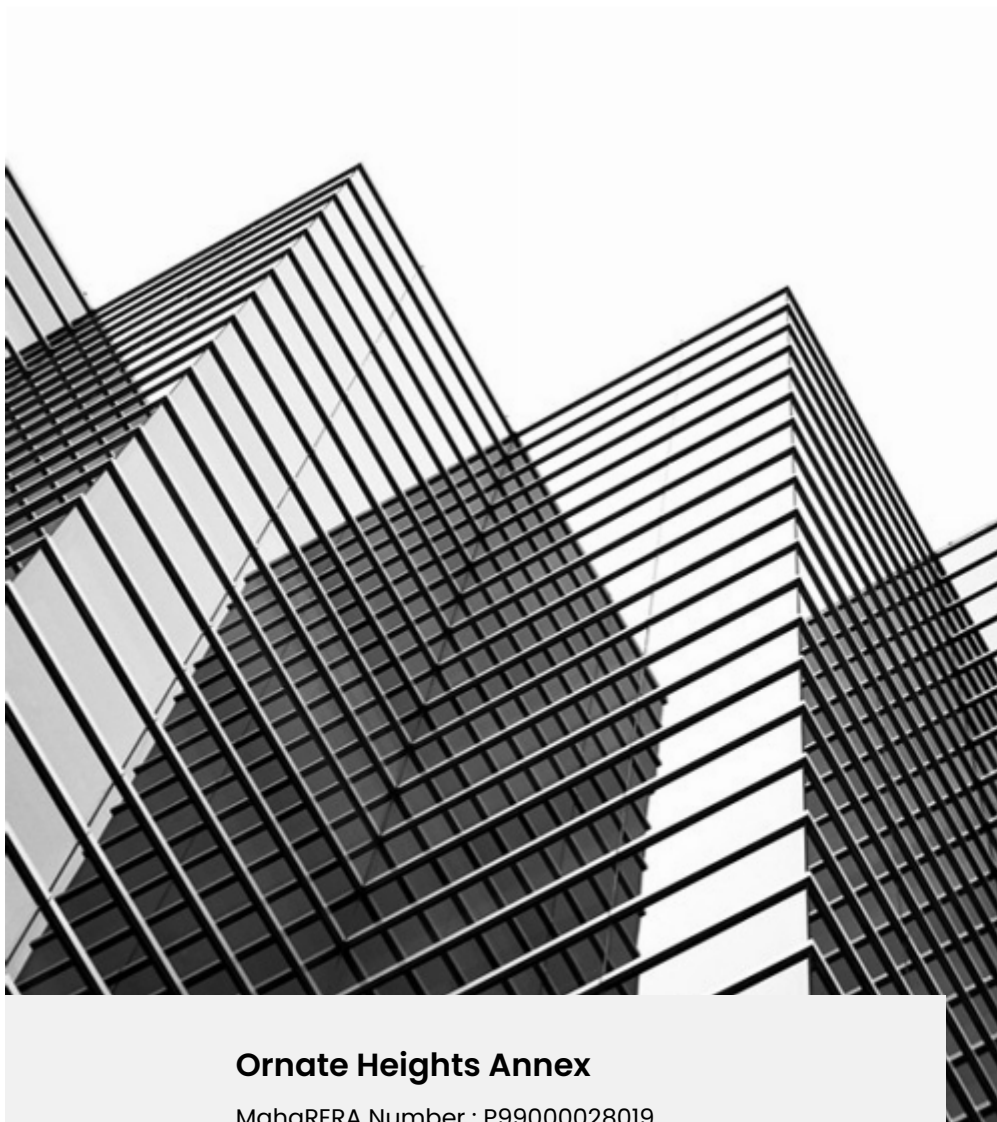


propscience.com

# PROP REPORT



**Ornate Heights Annex**

MahaRERA Number : P99000028019



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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

<b>Sports</b>	Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym
<b>Leisure</b>	Senior Citizen Zone
<b>Business &amp; Hospitality</b>	Multipurpose Hall
<b>Eco Friendly Features</b>	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

<b>Configuration</b>	<b>RERA Carpet Range</b>
1 BHK	351 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
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<b>Views Available</b>	Open Grounds / Landscape / Project Amenities
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<b>Flooring</b>	Vitrified Tiles, Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Brass Joinery, Concealed copper wiring, Electrical Sockets / Switch Boards

<b>Finishing</b>	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	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

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	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



<b>Infrastructure</b>	76
<b>Local Environment</b>	90
<b>Land &amp; Approvals</b>	50
<b>Project</b>	76
<b>People</b>	39
<b>Amenities</b>	50
<b>Building</b>	65
<b>Layout</b>	53
<b>Interiors</b>	63
<b>Pricing</b>	63
<b>Total</b>	<b>60/100</b>

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ORNATE HEIGHTS ANNEX

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