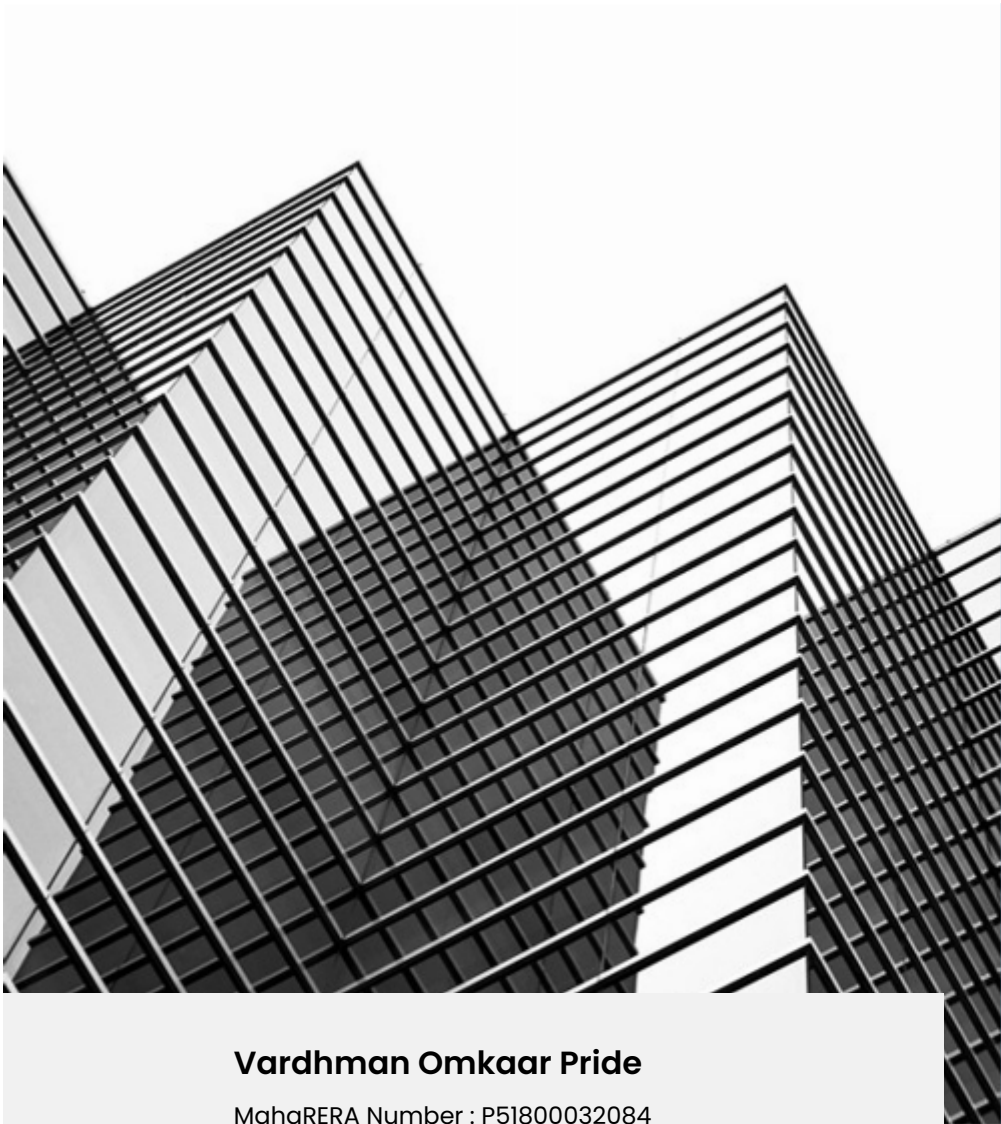


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PROP REPORT



Vardhman Omkaar Pride

MaharERA Number : P51800032084



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 Ghatkopar (East). Ghatkopar is a suburb in eastern Mumbai. The area is served by the railway station on the Central Line of the Mumbai Suburban Railway and the metro station on Line 1 of the Mumbai Metro. Ghatkopar East is a suburb residential locality in Eastern Mumbai primarily having multi-storey mid and luxury segment residential developments.

Post Office	Police Station	Municipal Ward
Pant Nagar	NA	Ward N

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 132 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **6.5 Km**
- Odeon Cinema **600 Mtrs**
- Ghatkopar Metro Station **1.1 Km**
- Ghatkopar Railway Station **1.1 Km**
- Eastern Express Highway **1 Km**
- Parakh Hospital **1.2 Km**
- Garodia International Centre for Learning Mumbai, **1.3 Km**
- R City Mall **2.9 Km**
- DMart Vidyavihar **2.6 Km**

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LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
Axis Bank	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2024	1089.33 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Multipurpose Court,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Yoga Room / Zone,Sauna,Library / Reading Room,Senior Citizen Zone,Temple,Sit-out Area
Business & Hospitality	Banquet Hall,Conference / Meeting Room,Clubhouse,Community Hall,Multipurpose Hall
Eco Friendly Features	Landscaped Gardens,Charging Ports - Electrical Cars,STP Plant

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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Vardhman Omkaar Pride	2	21	4	1 BHK,2 BHK	84
First Habitable Floor				2nd Floor	

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Security Staff,Video Door Phone
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	463.64 – 470.42 sqft
2 BHK	622.35 – 629.67 sqft
Floor To Ceiling Height	Between 9 and 10 feet

Views Available	Road View / No View
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Flooring	Marble Flooring,Wooden Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Safety door
Finishing	Dry Walls,False Ceiling
HVAC Service	Centralized Air Conditioning System
Technology	WIFI enabled,Optic Fiber Cable
White Goods	Geyser,Water Purifier,Air Conditioners,Washing Machine & Dryer,Refrigerator,Microwave Oven

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 11500000 to 11800000

2 BHK	--	--	INR 15500000 to 15700000
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Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
5%	5%	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,Bajaj Finance Ltd,DHFL Bank,HDFC Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

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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	83
Infrastructure	86
Local Environment	70
Land & Approvals	44
Project	65
People	48
Amenities	76

Building	71
Layout	45
Interiors	80
Pricing	40
Total	63/100

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