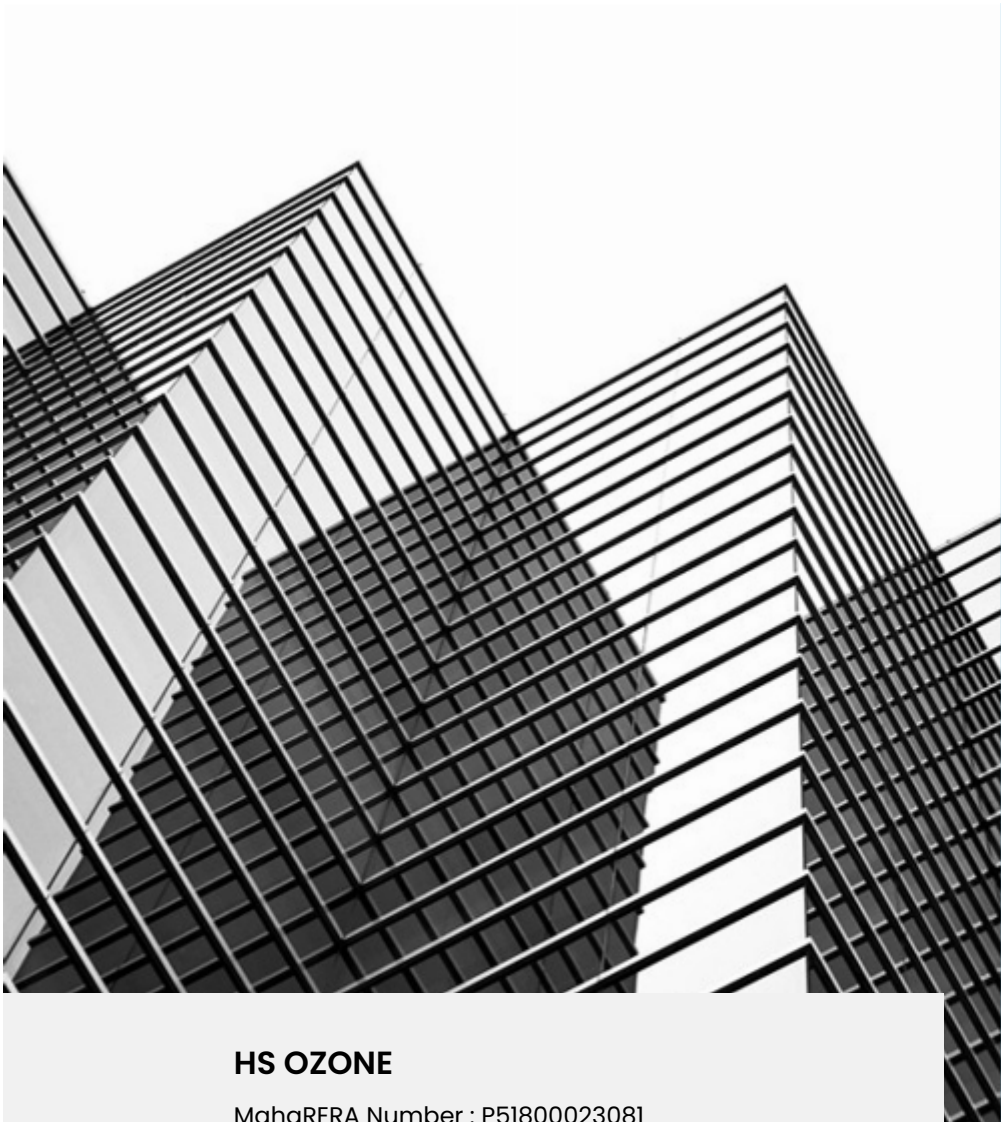


propscience.com

PROP REPORT



HS OZONE

MahaRERA Number : P51800023081



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 not prone to traffic jams. The air pollution levels are 142 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **6.8 Km**
- Pantnagar Police Station **550 Mtrs**
- Ghatkopar Metro Station **500 Km**
- Ghatkopar Railway Station **500 Mtrs**
- Eastern Express Highway **1.6 Km**
- Parakh Hospital **1.4 Km**
- Garodia International Centre for Learning **1.6 Km**
- Phoenix Marketcity **4 Km**
- Shivraj Supermarket **1.6 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
November 2019	NA	1

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
The Saraswat Co-op Bank Ltd	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2023	860.12 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area,Kids Zone,Kids Gym,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Library / Reading Room,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Conference / Meeting Room,Clubhouse,Community Hall,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage,STP Plant

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
HS OZONE	3	15	5	1 BHK,2 BHK	75
First Habitable Floor				2nd Floor	

Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety** : Sprinkler System,Fire cylinders,CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Goods Lift

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	389 – 437 sqft
2 BHK	602 – 636 sqft
Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View
Flooring	Wooden Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Safety door,Electrical Sockets / Switch Boards

Finishing	Luster Finish Paint,Dry Walls,False Ceiling
HVAC Service	Centralized Air Conditioning System
Technology	WIFI enabled,Optic Fiber Cable
White Goods	Water Purifier,Air Conditioners,Refrigerator,Microwave Oven,Dish Washer

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 9200000 to 10500000
2 BHK	--	--	INR 15500000 to 16300000

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,DHFL Bank,HDFC Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,The Saraswat Co-op Bank Ltd

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
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Place	55
Connectivity	83
Infrastructure	78
Local Environment	80
Land & Approvals	44
Project	65
People	48
Amenities	84
Building	71
Layout	45
Interiors	80
Pricing	40
Total	64/100

Disclaimer

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