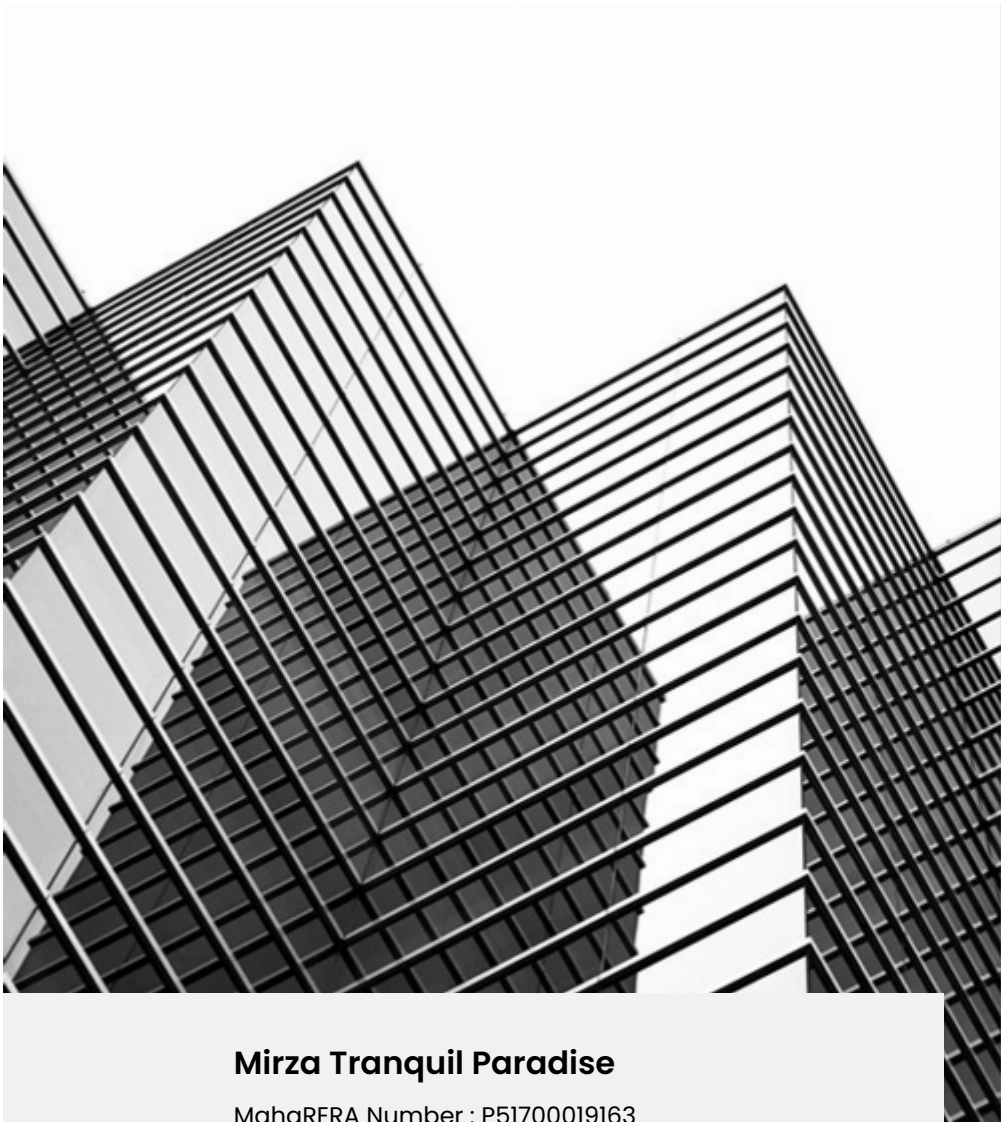


PROP REPORT



Mirza Tranquil Paradise

MahaRERA Number : P51700019163



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 Airoli. Airoli is a residential and commercial hub of Navi Mumbai. Considered the gateway to Navi Mumbai, Airoli connects the satellite city to other cities and towns of the Mumbai Metropolitan Region through several roadways and railway lines. The Mulund Airoli Bridge connects the area to the eastern suburbs of Mumbai City and Kalwa Bridge connects to the city of Thane. The Thane-Belapur Road running through this region connects it to the Mumbai-Pune Expressway and the Eastern Express Highway. Airoli has several prominent and well-established residential complexes. The social and business infrastructure is robust with plenty of educational institutions, commercial establishments, and entertainment centres. The area is prone to waterlogging during the monsoons.

Post Office	Police Station	Municipal Ward
Airoli	NA	Airoli

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

Connectivity & Infrastructure

- Airoli sector 5 **400 Mtrs**
- Rabale Railway Station **900 Mtrs**
- Apple Hospital **400 Mtrs**
- Vibgyor High School **100 Mtrs**
- Reliance Fresh **2 Km**

LAND & APPROVALS

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

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 31st March, 2021

249.54 Sqmt

1 BHK,2 BHK

Project Amenities

Sports	NA
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Water Storage

MIRZA TRANQUIL PARADISE

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tranquil Paradise	1	3	2	1 BHK,2 BHK	6
First Habitable Floor				1st	

Services & Safety

- **Security** : Security System / CCTV

- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

MIRZA TRANQUIL PARADISE

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	306.01 – 340.87 sqft
2 BHK	442.61 – 464.03 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform

Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

MIRZA TRANQUIL PARADISE

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 25146.65	INR 11668800	INR 13260000

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

GST	Stamp Duty	Registration
5%	4%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	HDFC Bank

Transaction History

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

MIRZA TRANQUIL PARADISE

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	73
Connectivity	58

Infrastructure	66
Local Environment	30
Land & Approvals	36
Project	65
People	39
Amenities	30
Building	53
Layout	38
Interiors	45
Pricing	30
Total	47/100

MIRZA TRANQUIL PARADISE

Disclaimer

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