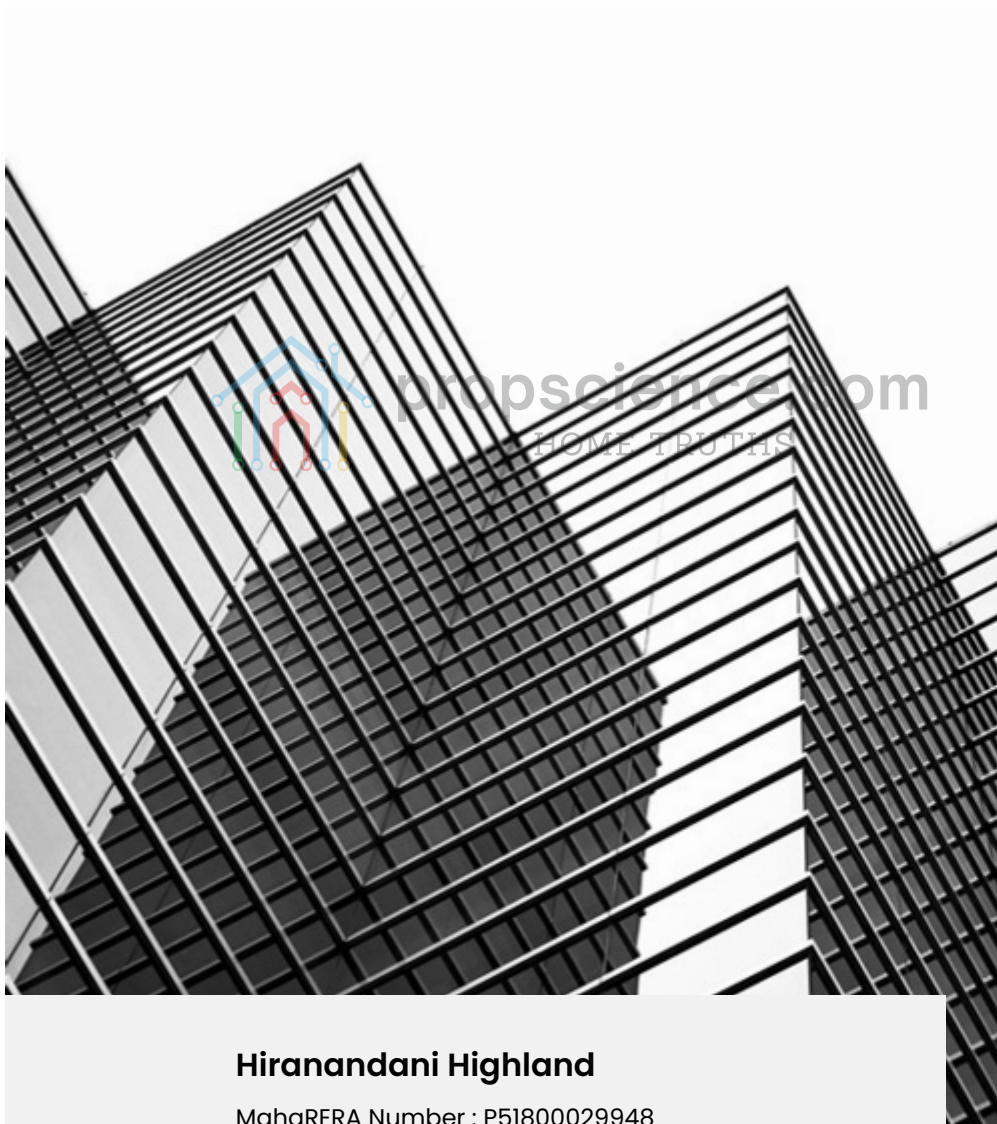


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PROP REPORT



Hiranandani Highland

MahaRERA Number : P51800029948



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 Powai. Powai is an upscale residential neighbourhood located in Mumbai situated on the banks of Powai lake. The Indian Institute of Technology, Bombay and currently the second oldest campus of the Indian Institutes of Technology as well as the National Institute of Industrial Engineering are both located here. Powai is also Mumbai's start-up hub. Powai houses countable number of schools, colleges and residential as well as industrial establishments.

Post Office	Police Station	Municipal Ward
Powai lit	NA	Ward S

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Neighborhood & Surroundings HOME TRUTHS

The locality is prone to traffic jams during rush hour. The air pollution levels are 72 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **6.5 Km**
- Bayer House, Hiranandani Gardens, Powai, Mumbai, Maharashtra 400076 **120 Mtrs**
- Kanjur Marg Station (W), Ambedkar Nagar, Kanjur Marg West, Bhandup West, Mumbai, Maharashtra 400078 **3.5 Km**
- Eastern Express Hwy, Maharashtra **4.0 Km**
- Dr L H Hiranandani Hospital, Hillside Rd, Hiranandani Gardens, Ramabai Ambedkar Nagar, Powai, Mumbai, Maharashtra 400076 **700 Mtrs**
- Hiranandani Foundation International School, D-303, Ridge St, C Block, Ridge Rd, C Block, Hiranandani Gardens, MHADA Colony 20, Powai, Mumbai, Maharashtra 400076 **1.1 Km**
- R City Mall, Lal Bahadur Shastri Rd, Amrut Nagar, Ghatkopar West, Mumbai, Maharashtra 400086 **3.3 Km**
- D Mart, 10-A, Orchard Ave, Hiranandani Gardens, MHADA Colony 19, Powai, Mumbai, Maharashtra 400076 **450 Mtrs**

HIRANANDANI HIGHLAND



Legal Title Summary

The project has been constructed on MMRDA land that is leased to the developer HPG Community. The lease term is not mentioned in both title reports uploaded on the RERA website. As per both reports, the title of this plot of land is clear and marketable without any documented encumbrances.

Encumbrances

The project land and the proposed building is mortgaged with ICICI Bank Ltd.

Last updated on the MahaRERA website

On-Going
Litigations

RERA Registered
Complaints

October 2022

NA

1

HIRANANDANI HIGHLAND

BUILDER & CONSULTANTS

Established in 1978, by brothers Surender and Niranjan Hiranandani, the Hiranandani Group was created with the vision of providing new India with self-sufficient and enduring townships. Today they are one of Mumbai's premier real estate developers and their name is synonymous with excellent quality, reliability, and beautifully unique architecture. With over forty years of experience, Hiranandani Group has successfully delivered projects in the retail, commercial and residential space in India and abroad. Their most iconic project to date is the Hiranandani Gardens township in Powai, Mumbai.



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HOME TRUTHS
Architect

Project Funded By

Civil Contractor

ICICI Bank

NA

NA

HIRANANDANI HIGHLAND

PROJECT & AMENITIES

Time Line

Size

Typography

Completed on 31st December, 2026

3.5 Acre

2 BHK,3 BHK

Project Amenities

Sports	Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Open Stage Theatre,Yoga Room / Zone,Senior Citizen Zone,Sit-out Area,Reflexology Park
Business & Hospitality	Clubhouse
Eco Friendly Features	Waste Segregation,Water Bodies / Koi Ponds,Green Zone,Landscaped Gardens,STP Plant

HIRANANDANI HIGHLAND

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
HIGHLAND A	2	24	4	2 BHK,3 BHK	96

HIGHLAND B	2	24	4	2 BHK	96
HIGHLAND E	2	24	4	2 BHK,3 BHK	96
HIGHLAND C	2	24	4	2 BHK	96
HIGHLAND D	2	24	4	2 BHK	96

First Habitable Floor	2nd Floor
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Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety** : Sprinkler System,Fire Hose,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

HIRANANDANI HIGHLAND

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	620.66 sqft

3 BHK	780.07 - 784.59 sqft
2 BHK	565.11 - 598.16 sqft
2 BHK	620.66 sqft
3 BHK	780.07 - 784.59 sqft
2 BHK	566.08 sqft
2 BHK	592.24 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Dry Walls,False Ceiling,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	WIFI enabled

White Goods

Chimney & Hob,Modular Kitchen,Geyser,Water Purifier,Air Conditioners,Washing Machine & Dryer,Refrigerator,Microwave Oven

HIRANANDANI HIGHLAND

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 55593.7	--	INR 22800000 to 25400000
3 BHK	INR 42560.28	--	INR 33200000 to 34400000

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,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,IndusInd Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,Punjab & Sind Bank,SBI Bank,YES Bank

Transaction History

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

HIRANANDANI HIGHLAND



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HOME TRUTHS

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
January 2023	414	23	INR 13175000	INR 31823.67
January 2023	417	11	INR 13472000	INR 32306.95

January 2023	651	15	INR 24189000	INR 37156.68
December 2022	417	9	INR 14479000	INR 34721.82
December 2022	858	11	INR 34283000	INR 39956.88
December 2022	621	20	INR 21112000	INR 33996.78
December 2022	863	3	INR 30757000	INR 35639.63
November 2022	621	9	INR 20412000	INR 32869.57
November 2022	563	9	INR 21998000	INR 39072.82
November 2022	651	21	INR 22500000	INR 34562.21
October 2022	863	12	INR 30371000	INR 35192.35
October 2022	417	23	INR 12902700	INR 30941.73



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October 2022	621	22	INR 23005000	INR 37045.09
September 2022	682	7	INR 23790500	INR 34883.43
September 2022	863	19	INR 31977000	INR 37053.3
September 2022	858	23	INR 33271000	INR 38777.39
February 2022	683	NA	INR 22869000	INR 33483.16



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HIRANANDANI HIGHLAND

HOME TRUTHS

REPORT SUMMARY

Expected Benefits

The project has its own private amenities such as a gym and swimming pool unlike other buildings in the Hiranandani Gardens township. It is located off the main road making it quieter than other parts of the sub locality. Flats within the project come fitted with a modular kitchen and other white goods making it easier for a buyer to rent the flat out or begin living with minimum additional expenses.

Perceived Shortcomings

The flat sizes are smaller than the average 2BHK in the sub locality. The land upon which the project has been built has been leased by the developers and is not

freehold. Any project built on leasehold land comes with encumbrances that may not always be favourable.

HIRANANDANI HIGHLAND

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	HOME TRUTHS 65
Connectivity	63
Infrastructure	78
Local Environment	90
Land & Approvals	36
Project	73
People	65

Amenities	70
Building	67
Layout	56
Interiors	80
Pricing	40
Total	65/100

HIRANANDANI HIGHLAND



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HOME TRUTHS

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