

# PROP REPORT

**Hiranandani Estate – Obelia Wing A**

MahaRERA Number : P51700000315

# 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 Patlipada. Patlipada, formerly a village, is now part of the town of Thane. It has residential complexes and is the official residence of the Thane City Commissioner. It is located on Ghodbunder Road, 6-7 km from Thane Station. Patlipada has a predominantly Maharashtrian communities along with sizable populations of North Indians, South Indians, Sindhis, Gujaratis, and Marwaris. Thane Municipal Transport (TMT), Brihanmumbai Electric Supply and Transport (BEST), MiraBhayandar Municipal Transport (MBMT) and MSRTC (State Transport) provide public bus services to the region. An automated metered rickshaw is available for travel within the city, as are regular taxis and air-conditioned taxis. Patlipada has good schools that offer classes in English and vernacular languages.

Post Office	Police Station	Municipal Ward
Chitalsar Manpada	NA	NA

### Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 35 AQI and the noise pollution is 0 to 50 dB.

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **27.1 Km**
- Arcadia Cir **400 Mtrs**
- Thane Railway Station **8.6 Km**
- Ghodbunder Rd **1.0 Km**
- Hiranandani Hospital **1.1 Km**
- Hiranandani Foundation School **950 Mtrs**
- The Walk **900 Mtrs**
- Haiko Supermarket **1.1 Km**

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## LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
April 2022	2	1

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## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor

NA

NA

NA

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## PROJECT & AMENITIES

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### Time Line

Completed on 30th November, 2021

### Size

359.53 Sqmt

### Typography

2 BHK,2.5 BHK

## Project Amenities

<b>Sports</b>	Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	Pet Friendly
<b>Business &amp; Hospitality</b>	Clubhouse
<b>Eco Friendly Features</b>	Rain Water Harvesting,Landscaped Gardens,Water Storage

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# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Obelia - A	2	12	4	2 BHK,2.5 BHK	48
<b>First Habitable Floor</b>				2nd	

## Services & Safety

- Security** : Society Office, Maintenance Staff, Security System / CCTV, Intercom Facility, Security Staff, Video Door Phone, MyGate / Security Apps, Earthquake Resistant Design
- Fire Safety** : Sprinkler System, Fire rated doors / walls, Fire Hose, Fire cylinders
- Sanitation** : The surrounding area is clean. No presence of nallas / slums / gutters / sewers
- Vertical Transportation** : High Speed Elevators, Auto Rescue Device (ARD)

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# FLAT INTERIORS

Configuration

RERA Carpet Range

2 BHK	503 sqft
2.5 BHK	676 sqft

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

<b>Flooring</b>	Marble Flooring,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>	Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	WIFI enabled
<b>White Goods</b>	Modular Kitchen,Air Conditioners

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 24055.67	--	INR 12100000
2.5 BHK	INR 23668.64	--	INR 16000000

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

GST	Stamp Duty	Registration
1%	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>	Time Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,Indiabulls Home Loans,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.

## 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	63
Connectivity	65
Infrastructure	100
Local Environment	100
Land & Approvals	64
Project	78
People	46

<b>Amenities</b>	64
<b>Building</b>	78
<b>Layout</b>	56
<b>Interiors</b>	70
<b>Pricing</b>	30
<b>Total</b>	<b>68/100</b>

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