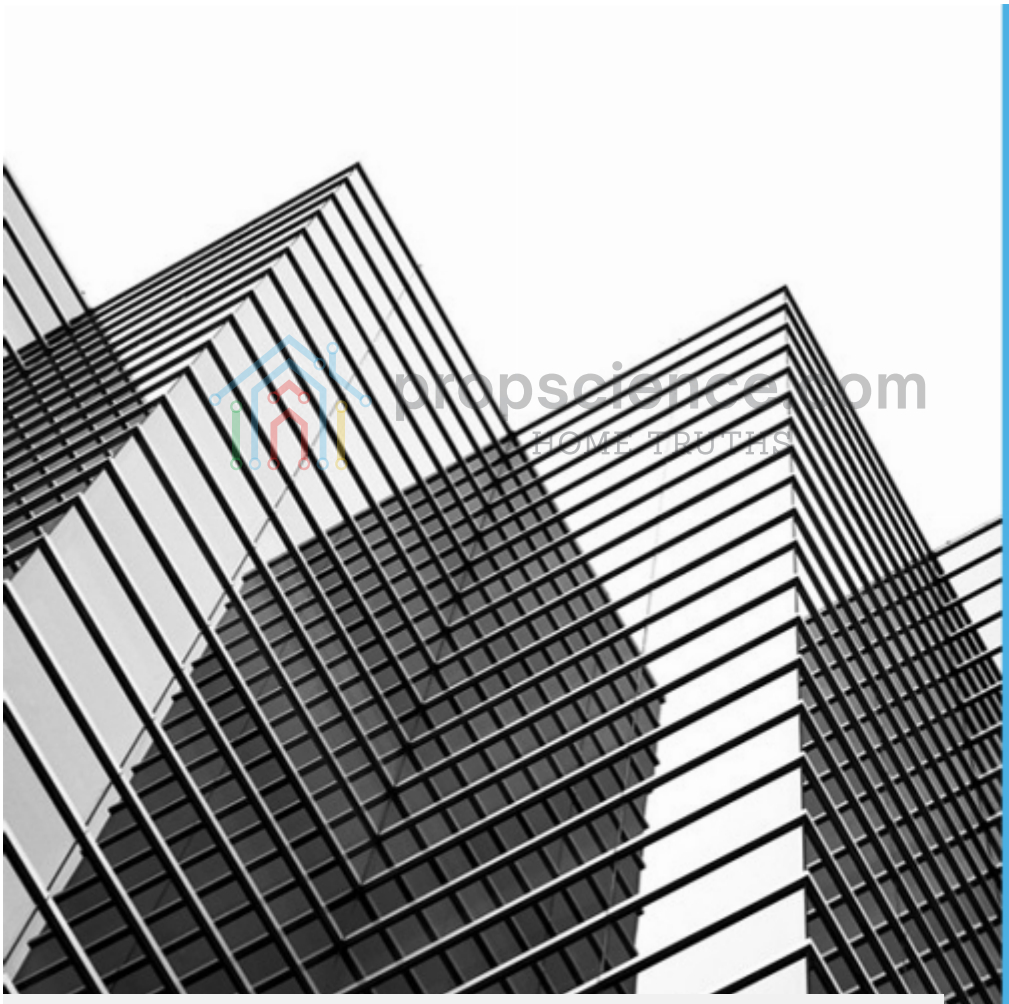
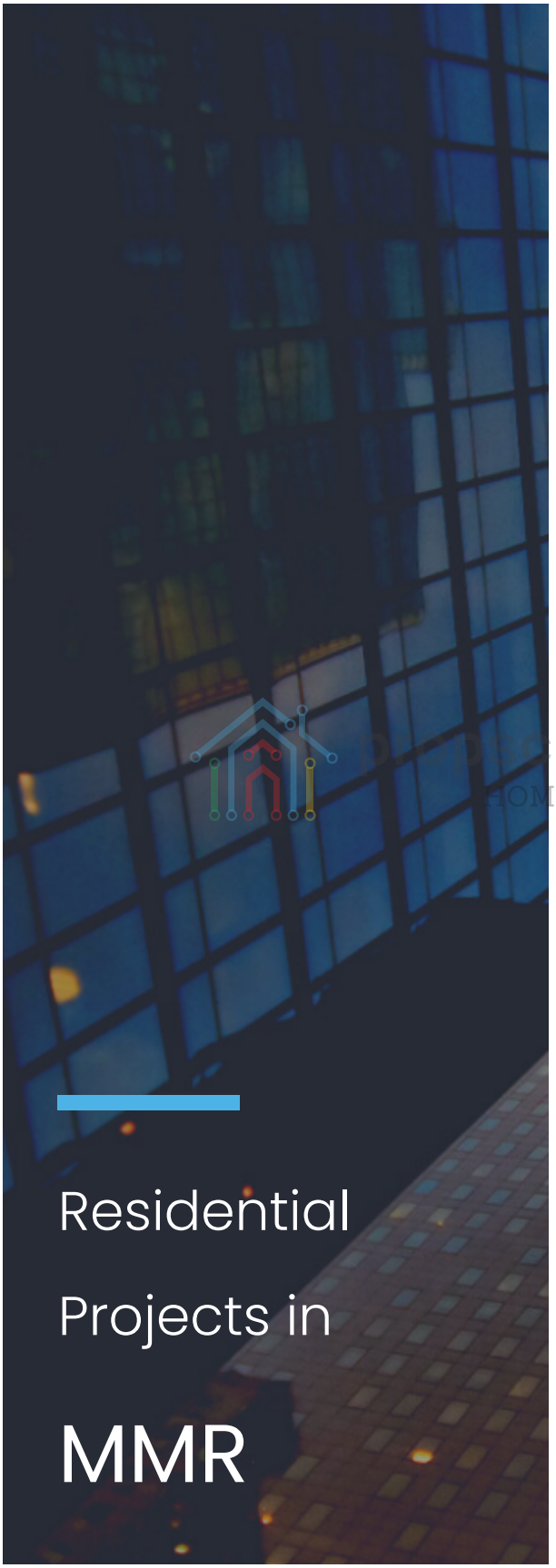
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PROP REPORT



Hiranandani Estate - Obelia Wing B

MahaRERA Number : P51700000304



Residential Projects in MMR

WE HELP YOU MAKE THE INVESTMENT

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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.

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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. 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.

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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**

HIRANANDANI ESTATE - OBELIA WING B

LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2022	8	1

HIRANANDANI ESTATE - OBELIA WING B

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor

NA	NA	NA

HIRANANDANI ESTATE - OBELIA WING B

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2021	554.16 Sqmt	2 BHK,2.5 BHK,3 BHK

Project Amenities

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Sports	Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Pet Friendly
Business & Hospitality	Clubhouse
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

HIRANANDANI ESTATE - OBELIA WING B

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Obelia - B	2	12	6	2 BHK,2.5 BHK,3 BHK	72

First Habitable Floor	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 nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Auto Rescue Device (ARD)

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HIRANANDANI ESTATE - OBELIA WING B

FLAT INTERIORS

Configuration	RERA Carpet Range

2 BHK	503 - 523 sqft
2.5 BHK	676 - 679 sqft
3 BHK	752 sqft

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

Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	WIFI enabled
White Goods	Modular Kitchen,Air Conditioners

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HIRANANDANI ESTATE - OBELIA WING B

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 23135.76	--	INR 12100000
2.5 BHK	INR 23809.52	--	INR 16000000 to 16071005
3 BHK	--	--	INR 17798850

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

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GST	Stamp Duty	Registration
1%	6%	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	Time Linked Payment

Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,Indialbulls 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.

HIRANANDANI ESTATE - OBELIA WING B

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.

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Category	Score
Place	63
Connectivity	65
Infrastructure	100
Local Environment	100

Land & Approvals	64
Project	68
People	46
Amenities	64
Building	78
Layout	58
Interiors	70
Pricing	30
Total	**67/100**

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