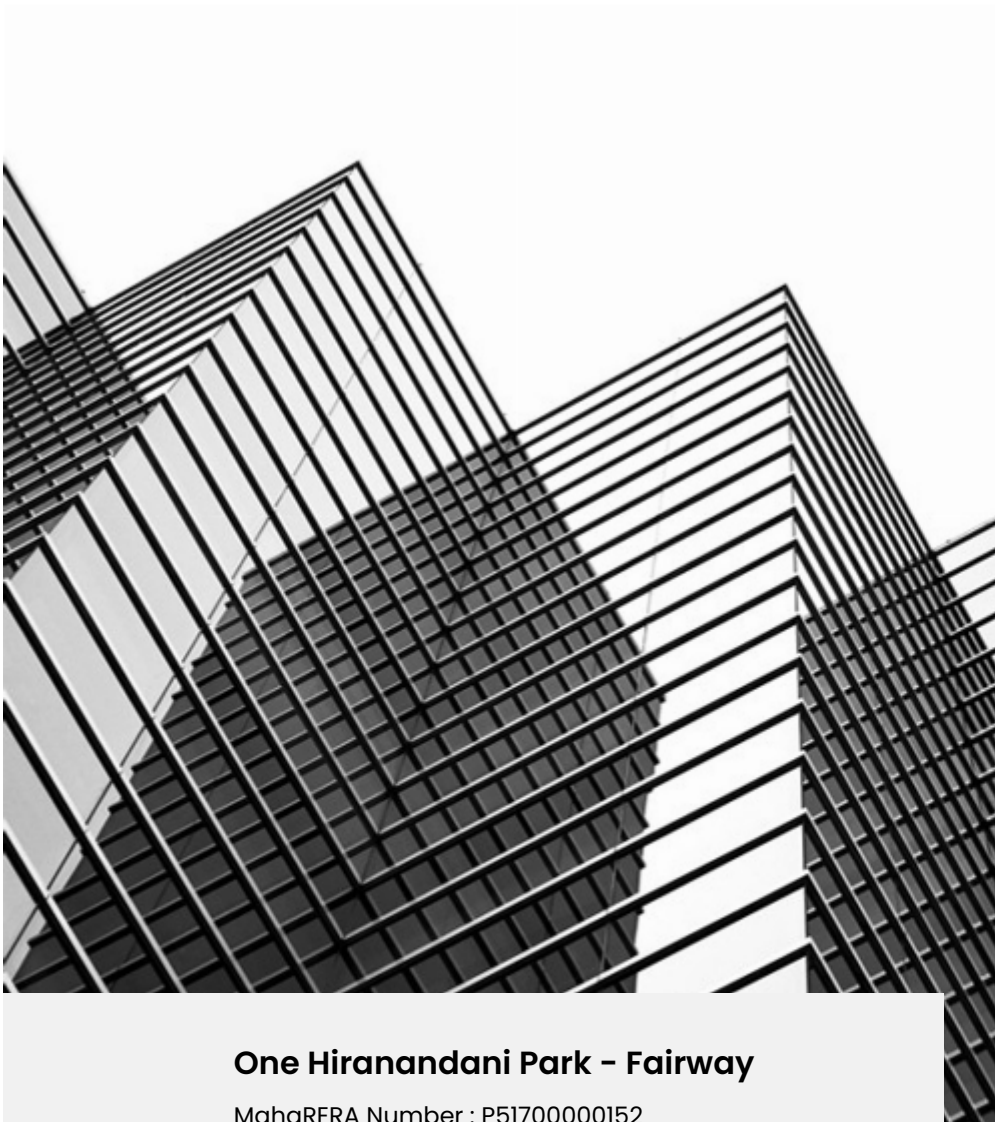


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# PROP REPORT



**One Hiranandani Park – Fairway**

MahaRERA Number : P51700000152



## Residential Projects in MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is a major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

Post Office	Police Station	Municipal Ward
Chitalsar Manpada	NA	NA

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 76 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **25.8 Km**
- Brahmand Bus Station **1.4 Km**
- Bramand Metro Station **1.7 Km**
- Thane Railway Station **8.8 Km**
- Ghodbunder Service Rd **210 Mtrs**
- Titan Hospital **1.0 Km**
- Orchids The International School **1.5 Km**
- Viviana Mall **4.6 Km**
- D'Mart **3.0 Km**

ONE HIRANANDANI PARK –  
FAIRWAY

## LAND & APPROVALS

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

ONE HIRANANDANI PARK –  
FAIRWAY

## BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
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HDFC Bank

NA

NA

ONE HIRANANDANI PARK –  
FAIRWAY

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2022	605.51 Sqmt	1 BHK,2 BHK

### Project Amenities

<b>Sports</b>	Badminton Court,Basketball Court,Multipurpose Court,Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
<b>Leisure</b>	Pet Friendly
<b>Business &amp; Hospitality</b>	Visitor's Room,ATM / Bank Attached,Clubhouse
<b>Eco Friendly Features</b>	Waste Segregation,Landscaped Gardens,Water Storage,Eco Friendly Paint

ONE HIRANANDANI PARK –  
FAIRWAY

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Fairway	4	29	8	1 BHK,2 BHK	232
First Habitable Floor				1st	

## Services & Safety

- **Security :** Society Office,Security System / CCTV,Boom Barriers,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** High Speed Elevators,Goods Lift

ONE HIRANANDANI PARK - FAIRWAY

# FLAT INTERIORS

Configuration	RERA Carpet Range
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1 BHK	435 sqft
2 BHK	505 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>	Split / Box A/C Provision
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	Modular Kitchen,Air Conditioners,Refrigerator

ONE HIRANANDANI PARK – FAIRWAY
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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 25747.13	--	INR 11200000
2 BHK	INR 22970.3	--	INR 11600000

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

GST	Stamp Duty	Registration
0%	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>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,DHFL Bank,HDFC Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd

### 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	73
Connectivity	83
Infrastructure	92
Local Environment	70
Land & Approvals	64
Project	68
People	55

<b>Amenities</b>	62
<b>Building</b>	67
<b>Layout</b>	53
<b>Interiors</b>	70
<b>Pricing</b>	40
<b>Total</b>	<b>66/100</b>

ONE HIRANANDANI PARK -  
FAIRWAY

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