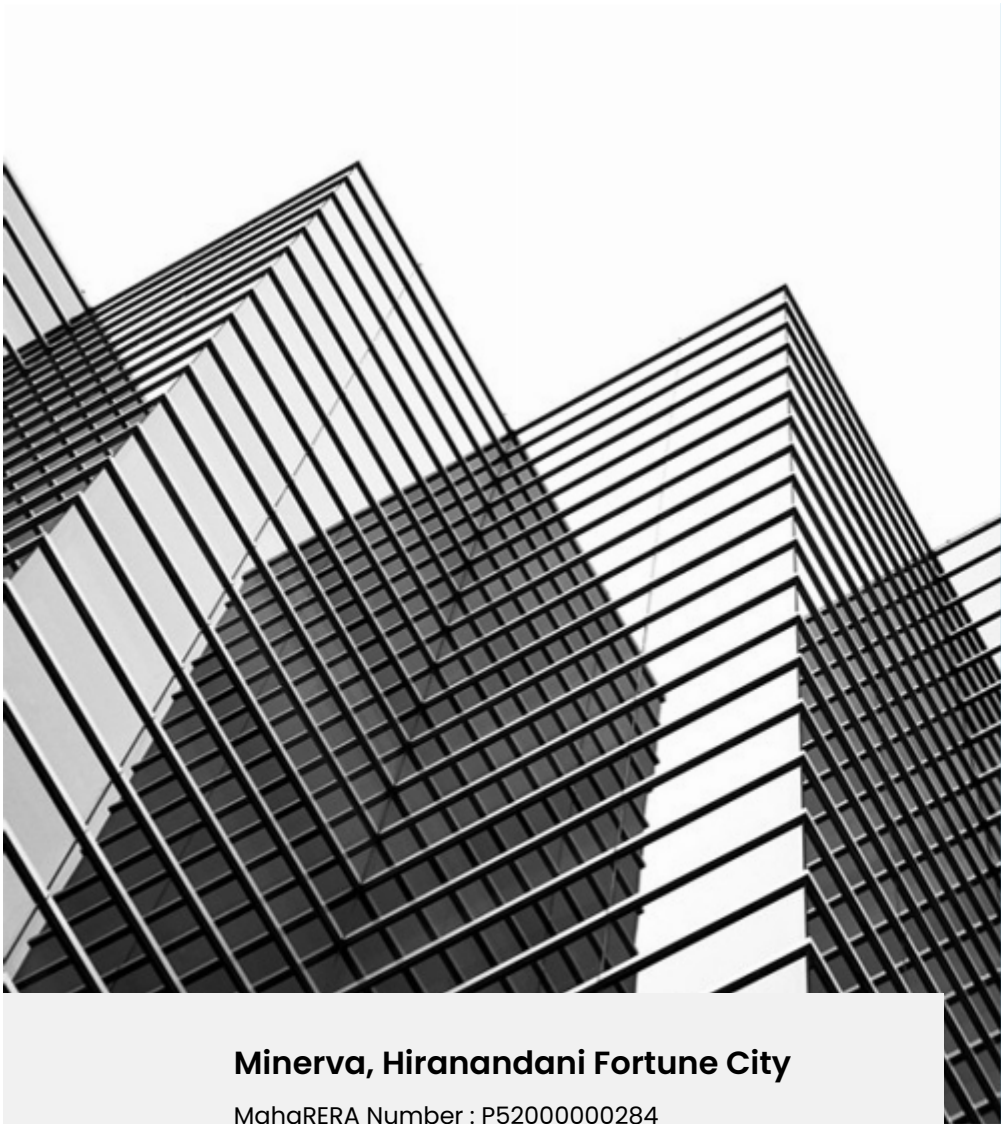


# PROP REPORT



**Minerva, Hiranandani Fortune City**

MahaRERA Number : P52000000284



# 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.

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FORTUNE CITY

## LOCATION

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| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| Mohopada    | NA             | NA             |

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 30 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal I-B **57.8 Km**
- Navi Mumbai International Airport **17.5 Km**
- Bus stop **2 Km**
- Mahape Railway Station **3 Km**
- NH 48 **2 Km**
- Ambani Hospital **3.7 Km**
- Reliance Foundation School **4.3 Km**
- Orion Mall **15.5 Km**
- G-Mart **4.8 Km**

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# LAND & APPROVALS

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

|                                      |
|--------------------------------------|
| MINERVA, HIRANANDANI<br>FORTUNE CITY |
|--------------------------------------|

# BUILDER & CONSULTANTS

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA                | NA        | NA               |

|                                      |
|--------------------------------------|
| MINERVA, HIRANANDANI<br>FORTUNE CITY |
|--------------------------------------|

# PROJECT & AMENITIES

| Time Line | Size | Typography |
|-----------|------|------------|
|-----------|------|------------|

|                               |          |       |
|-------------------------------|----------|-------|
| Completed on 30th April, 2022 | 588 Acre | 2 BHK |
|-------------------------------|----------|-------|

Project Amenities

|                        |  |
|------------------------|--|
| Sports                 | Badminton Court,Basketball Court,Cricket Pitch,Squash Court,Tennis Court,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area |
| Leisure                | Library / Reading Room,Senior Citizen Zone,Pet Friendly,Temple,Sit-out Area  |
| Business & Hospitality | Banquet Hall,Day Care,ATM / Bank Attached  |
| Eco Friendly Features  | Waste Segregation,Herb Garden,Rain Water Harvesting,Landscaped Gardens,Water Storage   |

|                                      |
|--------------------------------------|
| MINERVA, HIRANANDANI<br>FORTUNE CITY |
|--------------------------------------|

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|----------------|----------------|
| Minerva    | 4               | 31           | 4               | 2 BHK          | 124            |

First Habitable Floor

4th

## Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift

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## FLAT INTERIORS

Configuration

RERA Carpet Range

2 BHK

829.3 sqft

Floor To Ceiling Height

Between 9 and 10 feet

Views Available

Open Grounds / Landscape / Project Amenities

Flooring

Vitrified Tiles

|                              |   |
|------------------------------|---|
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards |
| Finishing                    | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows                      |
| HVAC Service                 | Split / Box A/C Provision   |
| Technology                   | NA  |
| White Goods                  | NA  |

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## COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price    |
|---------------|---------------|-----------------|--------------|
| 2 BHK         | INR 13270.23  | INR 11005000    | INR 12227000 |

**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 600000      | INR 0         |

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

### Transaction History

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

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## ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price   | Rate per sq.ft. |
|------------------|-------------|-------|--------------|-----------------|
| April 2022       | 1167        | 28    | INR 11700000 | INR 10025.71    |
| April 2022       | 432         | 15    | INR 4821000  | INR 11159.72    |



|                      |      |    |              |              |
|----------------------|------|----|--------------|--------------|
| <b>March 2022</b>    | 1167 | 14 | INR 10750000 | INR 9211.65  |
| <b>February 2022</b> | 905  | 16 | INR 9506990  | INR 10504.96 |
| <b>February 2022</b> | 983  | 6  | INR 8850000  | INR 9003.05  |
| <b>February 2022</b> | 1640 | 5  | INR 15925000 | INR 9710.37  |
| <b>January 2022</b>  | 1086 | 6  | INR 9200000  | INR 8471.45  |
| <b>January 2022</b>  | 1640 | 7  | INR 15497500 | INR 9449.7   |
| <b>January 2022</b>  | 1167 | 29 | INR 8321340  | INR 7130.54  |
| <b>December 2021</b> | 433  | 35 | INR 5780200  | INR 13349.19 |
| <b>December 2021</b> | 983  | 24 | INR 8600000  | INR 8748.73  |
| <b>December 2021</b> | 1086 | 6  | INR 9200000  | INR 8471.45  |

|                           |      |    |              |              |
|---------------------------|------|----|--------------|--------------|
| <b>November<br/>2021</b>  | 1487 | 8  | INR 7052800  | INR 4742.97  |
| <b>November<br/>2021</b>  | 1167 | 9  | INR 6644560  | INR 5693.71  |
| <b>November<br/>2021</b>  | 905  | 24 | INR 5014620  | INR 5541.02  |
| <b>November<br/>2021</b>  | 432  | 35 | INR 5561250  | INR 12873.26 |
| <b>October<br/>2021</b>   | 303  | 35 | INR 3444300  | INR 11367.33 |
| <b>October<br/>2021</b>   | 432  | 25 | INR 5262000  | INR 12180.56 |
| <b>October<br/>2021</b>   | 540  | 7  | INR 4800000  | INR 8888.89  |
| <b>September<br/>2021</b> | 594  | 25 | INR 12302500 | INR 20711.28 |

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## 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             | 55    |
| Connectivity      | 83    |
| Infrastructure    | 48    |
| Local Environment | 100   |
| Land & Approvals  | 58    |
| Project           | 76    |
| People            | 46    |
| Amenities         | 76    |
| Building          | 78    |
| Layout            | 60    |

|                  |               |
|------------------|---------------|
| <b>Interiors</b> | 65            |
| <b>Pricing</b>   | 40            |
| <b>Total</b>     | <b>65/100</b> |

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