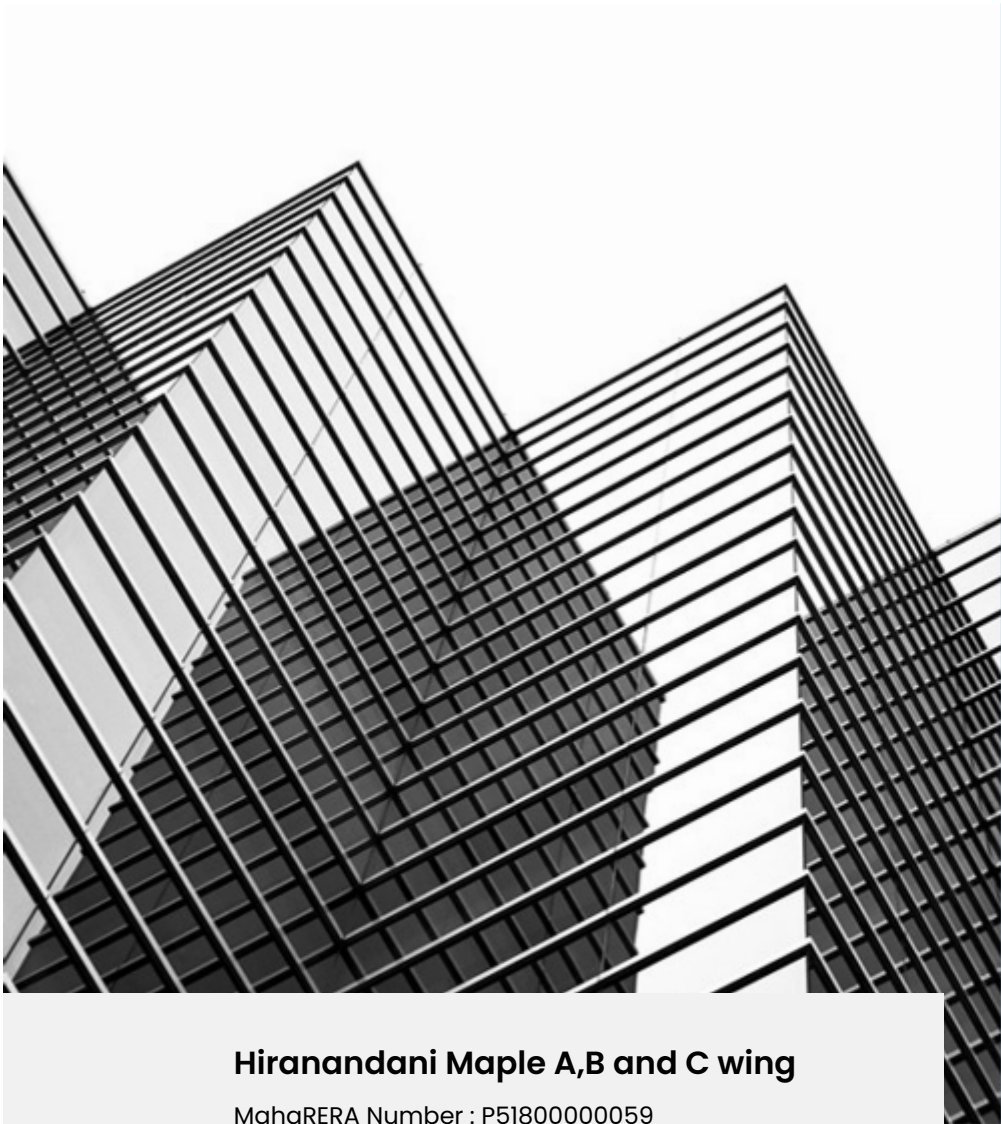


# PROP REPORT



**Hiranandani Maple A,B and C wing**

MahaRERA Number : P51800000059



# 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

### Neighborhood & Surroundings

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 **5.9 Km**
- Forest Club, Hiranandani Gardens, Powai, Mumbai, Maharashtra 400076 **180 Mtrs**
- Kanjur Marg Station (W), Ambedkar Nagar, Kanjurmarg West, Bhandup West, Mumbai, Maharashtra 400078 **4.4 Km**
- Eastern Express Hwy, Maharashtra **4.8 Km**
- Dr L H Hiranandani Hospital, Hillside Rd, Hiranandani Gardens, Ramabai Ambedkar Nagar, Powai, Mumbai, Maharashtra 400076 **1.9 Km**
- HFS International, Ridge Rd, Hiranandani Gardens, MHADA Colony 20, Powai, Mumbai, Maharashtra 400076 **150 Mtrs**
- R City Mall, Lal Bahadur Shastri Rd, Amrut Nagar, Ghatkopar West, Mumbai, Maharashtra 400086 **4.4 Km**
- D Mart, 10-A, Orchard Ave, Hiranandani Gardens, MHADA Colony 19, Powai, Mumbai, Maharashtra 400076 **700 Mtrs**

HIRANANDANI MAPLE A,B  
AND C WING

## LAND & APPROVALS

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

HIRANANDANI MAPLE A,B  
AND C WING

# BUILDER & CONSULTANTS



Project Funded By	Architect	Civil Contractor
NA	NA	NA

HIRANANDANI MAPLE A,B  
AND C WING

# PROJECT & AMENITIES



Time Line	Size	Typography
Completed on 30th June, 2021	10240.26 Sqmt	1 BHK

## Project Amenities

<b>Sports</b>	Badminton Court,Cricket Pitch,Multipurpose Court,Squash Court,Tennis Court,Putting Green,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	Amphitheatre,Yoga Room / Zone,Senior Citizen Zone,Sit-out Area,Reflexology Park
<b>Business &amp; Hospitality</b>	Clubhouse

Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens
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HIRANANDANI MAPLE A,B  
AND C WING

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Maple A	2	18	5	1 BHK	90
Maple B	2	18	5	1 BHK	90
Maple C	2	18	5	1 BHK	90

First Habitable Floor

2nd Floor

### Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** Sprinkler System,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

# FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	353 sqft
1 BHK	353 sqft
1 BHK	353 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Water Body / City Skyline

Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink
Finishing	Anodized Aluminum / UPVC Window Frames,Double glazed glass windows
HVAC Service	NA

<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	Modular Kitchen,Geyser,Water Purifier,Air Conditioners,Washing Machine & Dryer,Refrigerator,Microwave Oven

HIRANANDANI MAPLE A,B  
AND C WING

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 41359.77	INR 14600000	INR 14600000

**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>	NA
<b>Bank Approved Loans</b>	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 MAPLE A,B  
AND C WING

## ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
June 2019	354	2	INR 3215320	INR 9082.82

HIRANANDANI MAPLE A,B  
AND C WING

# 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	65
Connectivity	63
Infrastructure	78
Local Environment	90
Land & Approvals	50
Project	79
People	46
Amenities	62

<b>Building</b>	77
<b>Layout</b>	63
<b>Interiors</b>	70
<b>Pricing</b>	30
<b>Total</b>	<b>64/100</b>

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HIRANANDANI MAPLE A,B  
AND C WING

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