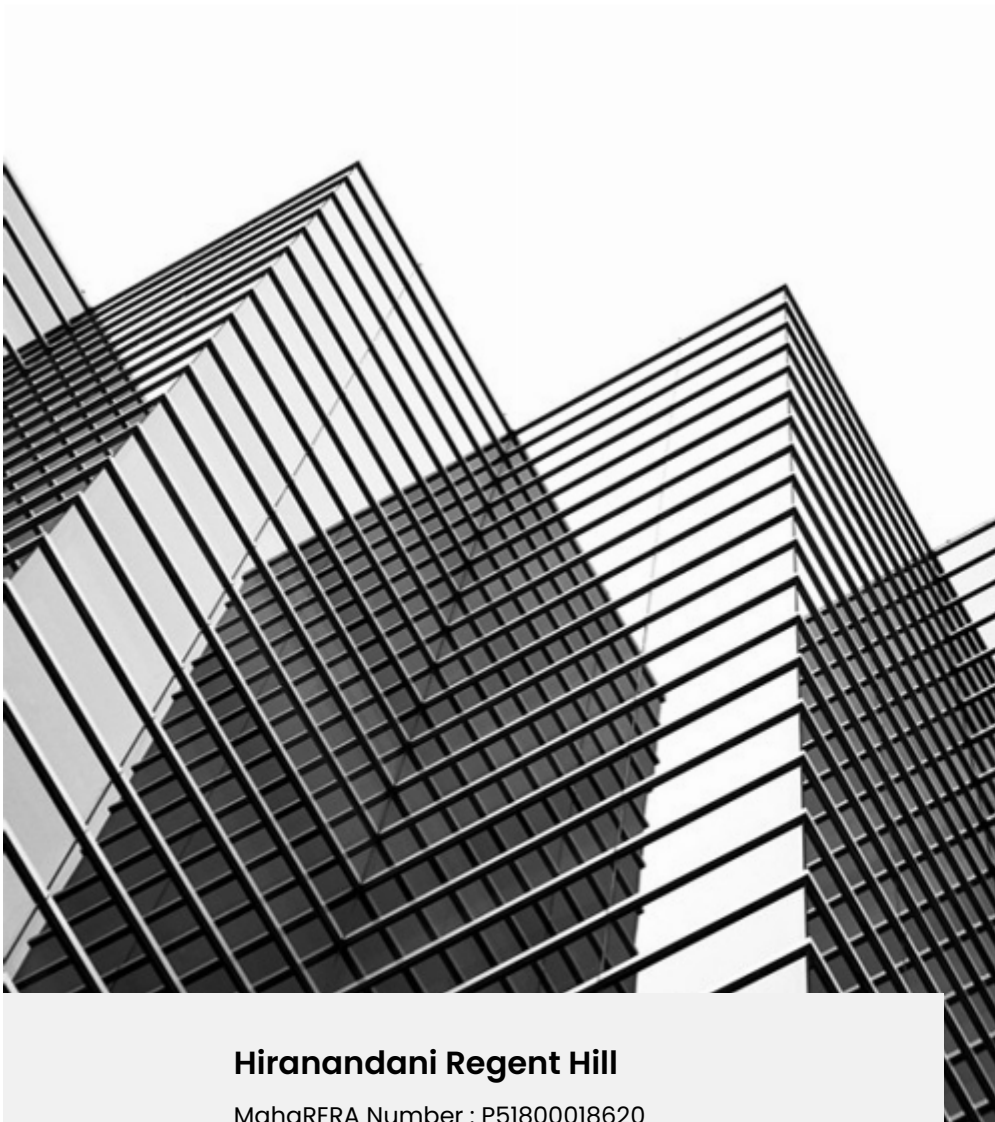


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PROP REPORT



Hiranandani Regent Hill

MahaRERA Number : P51800018620



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 not prone to traffic jams. The air pollution levels are 114 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji International Airport **6.7 Km**
- Jalvayu Vihar **1.6 Km**
- Powai Lake Metro Station **1.8 Km**
- Vikhroli Railway Station **4.4 Km**
- Eastern Express Highway **8.3 Km**
- L.H Hiranandani Hospital **1.2 Km**
- Hiranandani Foundation School **750 Mtrs**
- R City Mall **3.9 Km**
- Haiko **1.1 Km**

LAND & APPROVALS

Legal Title Summary

The plot of land upon which this project has been built on has been leased by HPG community (the developers) from MMRDA for a period of 80 years beginning from 1986. The title of the land is clear and marketable with no documented encumbrances.

Encumbrances

The project has been mortgaged to Standard Chartered Bank.

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
November 2022	NA	1

BUILDER & CONSULTANTS

Established in 1978, by brothers Surender and Niranjani Hiranandani, the Hiranandani Group was created with the vision of providing new India with self-sufficient and enduring townships. Today they are one of Mumbai’s premier real estate developers and their name is synonymous with excellent quality, reliability, and beautifully unique architecture. With over forty years of experience, Hiranandani Group has successfully delivered projects in the retail, commercial and residential space in India and abroad. Their most iconic project to date is the Hiranandani Gardens township in Powai, Mumbai.

Project Funded By	Architect	Civil Contractor
Standard Chartered Bank	NA	NA

HIRANANDANI REGENT HILL

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2024	2632.45 Sqmt	1 BHK

Project Amenities

Sports	Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
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Leisure	Yoga Room / Zone,Steam Room,Library / Reading Room,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Party Lawn,Clubhouse,Multipurpose Hall
Eco Friendly Features	Water Bodies / Koi Ponds,Green Zone,Landscaped Gardens,STP Plant

HIRANANDANI REGENT HILL

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Regent Hill Wing A	5	23	10	1 BHK	230
Regent Hill Wing B	5	23	10	1 BHK	230
Regent Hill Wing C	5	23	10	1 BHK	230
Regent Hill Wing D	5	23	10	1 BHK	230

Regent Hill Wing E	5	23	7	1 BHK	161
First Habitable Floor				2nd Floor	

Services & Safety

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

HIRANANDANI REGENT HILL

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	379 sqft
1 BHK	379 sqft
1 BHK	379 sqft
1 BHK	379 sqft

1 BHK	379 sqft
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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames,Dry Walls,False Ceiling,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	WIFI enabled
White Goods	Chimney & Hob,Modular Kitchen,Geyser,Water Purifier,Air Conditioners,Washing Machine & Dryer,Refrigerator,Microwave Oven

HIRANANDANI REGENT HILL

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 39577.84	--	INR 14900000 to 15600000

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

GST	Stamp Duty	Registration
5%	5%	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	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indiabulls Home Loans,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,YES Bank

Transaction History

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

HIRANANDANI REGENT HILL

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
May 2022	379	NA	INR 14350000	INR 37862.8
May 2022	379	NA	INR 14350000	INR 37862.8
April 2022	379	NA	INR 14250000	INR 37598.94
April 2022	378	NA	INR 12852500	INR 34001.32
April 2022	379	NA	INR 12587500	INR 33212.4
March 2022	379	NA	INR 12500000	INR 32981.53
March 2022	379	NA	INR 13250000	INR 34960.42
March 2022	416	10	INR 11266600	INR 27083.17
February 2022	416	13	INR 12587500	INR 30258.41

February 2022	378	NA	INR 13700000	INR 36243.39
February 2022	379	18	INR 13563000	INR 35786.28
January 2022	378	10	INR 12852500	INR 34001.32
December 2021	379	20	INR 13300000	INR 35092.35
December 2021	378	7	INR 12587500	INR 33300.26
December 2021	379	12	INR 13500000	INR 35620.05
November 2021	379	5	INR 12000000	INR 31662.27
November 2021	378	14	INR 13250000	INR 35052.91
November 2021	379	17	INR 13365000	INR 35263.85
October 2021	379	17	INR 13500000	INR 35620.05

October
2021

378

16

INR 13580000

INR 35925.93

HIRANANDANI REGENT HILL

REPORT SUMMARY

Expected Benefits

The project has its own private amenities such as a gym and swimming pool unlike other buildings in the Hiranandani Gardens township. It is located off the main road making it quieter than other parts of the sub locality. Flats within the project come fitted with a modular kitchen and other white goods making it easier for a buyer to rent the flat out or begin living with minimum additional expenses.

Perceived Shortcomings

The flat sizes are smaller than the average 2BHK in the sub locality. The land upon which the project has been built has been leased by the developers and is not freehold. Any project built on leasehold land comes with encumbrances that may not always be favourable.

HIRANANDANI REGENT HILL

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	65
Infrastructure	78
Local Environment	80
Land & Approvals	50
Project	86
People	65
Amenities	68
Building	65
Layout	45
Interiors	90
Pricing	40

Total

66/100

HIRANANDANI REGENT HILL

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