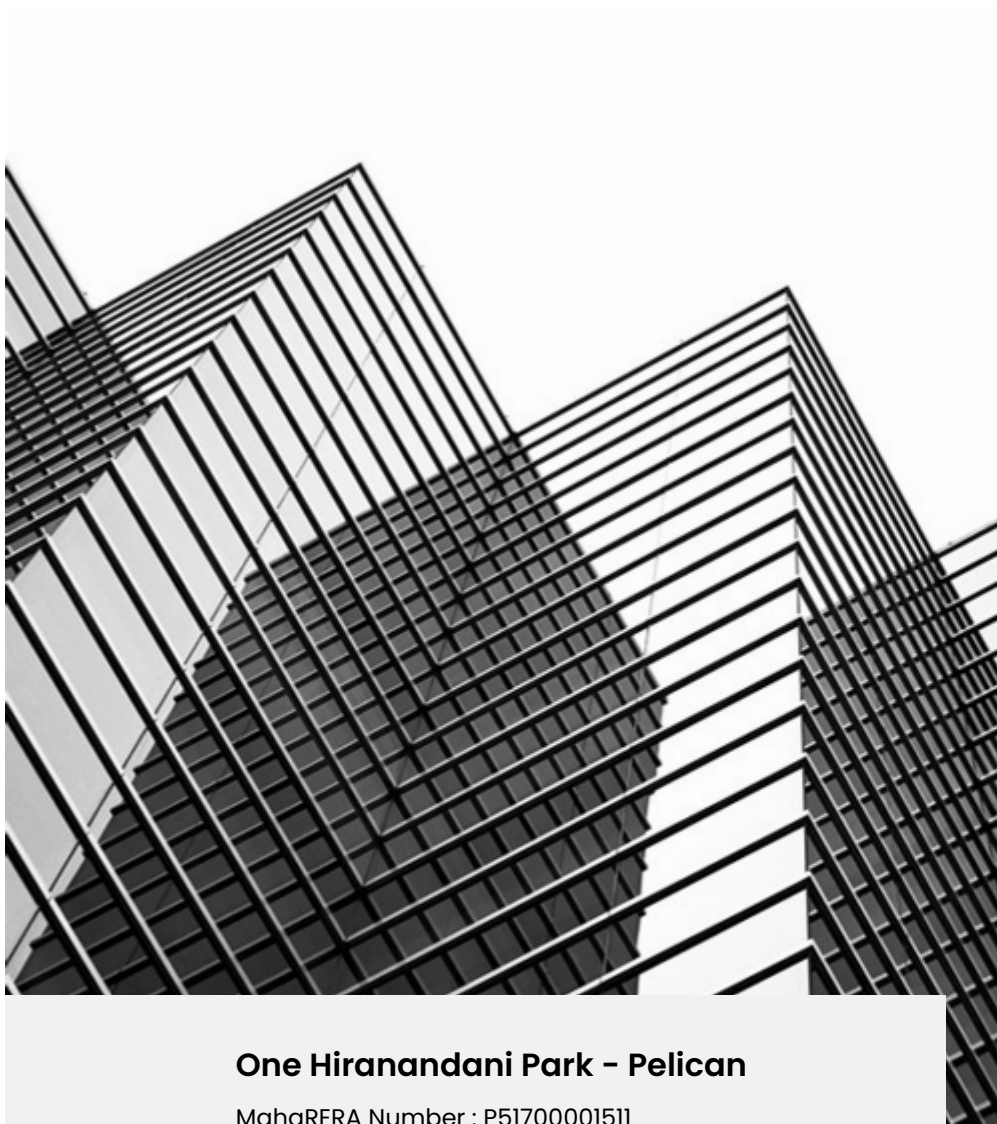


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PROP REPORT



One Hiranandani Park - Pelican

MahaRERA Number : P51700001511



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 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.

| 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 prone to traffic jams during rush hour. The air pollution levels are 54 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji International Airport **25.6 Km**
- Hiranandani Bus Stop **150 Mtrs**
- Bramand Metro Station **3.6 Km**
- Thane Railway Station **8.8 Km**
- Ghodbunder Road **2.3 Km**
- Hiranandani Hospital **1 Km**
- Rainbow International School **2.5 Km**
- R Mall **3.6 Km**
- DMart Manpada **4.3 Km**

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LAND & APPROVALS

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

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BUILDER & CONSULTANTS

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

ICICI Bank

NA

NA

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PROJECT & AMENITIES

| Time Line | Size | Typography |
|------------------------------|-------------|-------------|
| Completed on 30th June, 2024 | 788.78 Sqmt | 2 BHK,3 BHK |

Project Amenities

| | |
|-----------------------------------|---|
| Sports | Kids Play Area |
| Leisure | Pet Friendly |
| Business & Hospitality | Visitor's Room,Clubhouse |
| Eco Friendly Features | Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage |

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BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Pelican | 4 | 29 | 6 | 2 BHK,3 BHK | 174 |
| First Habitable Floor | | | | | 1st |

Services & Safety

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

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FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
|---------------|-------------------|

| | |
|-------|----------------|
| 2 BHK | 711 - 868 sqft |
| 3 BHK | 1012 sqft |

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

| | |
|---|---|
| Flooring | Marble Flooring,Wooden 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 | False Ceiling,Laminated flush doors,Double glazed glass windows |
| HVAC Service | NA |
| Technology | Optic Fiber Cable |
| White Goods | NA |

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COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------------------|
| 2 BHK | INR 23617.51 | -- | INR 17200000 to 20500000 |
| 3 BHK | INR 21936.76 | -- | INR 22200000 |

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 |

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

**Bank Approved
Loans**

Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,LIC Housing
Finance Ltd,SBI Bank

Transaction History

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

ONE HIRANANDANI PARK –
PELICAN

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 | 63 |
| Connectivity | 73 |
| Infrastructure | 76 |
| Local Environment | 80 |

| | |
|-----------------------------|---------------|
| Land & Approvals | 58 |
| Project | 85 |
| People | 55 |
| Amenities | 42 |
| Building | 80 |
| Layout | 60 |
| Interiors | 73 |
| Pricing | 40 |
| Total | 65/100 |

ONE HIRANANDANI PARK -
PELICAN

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