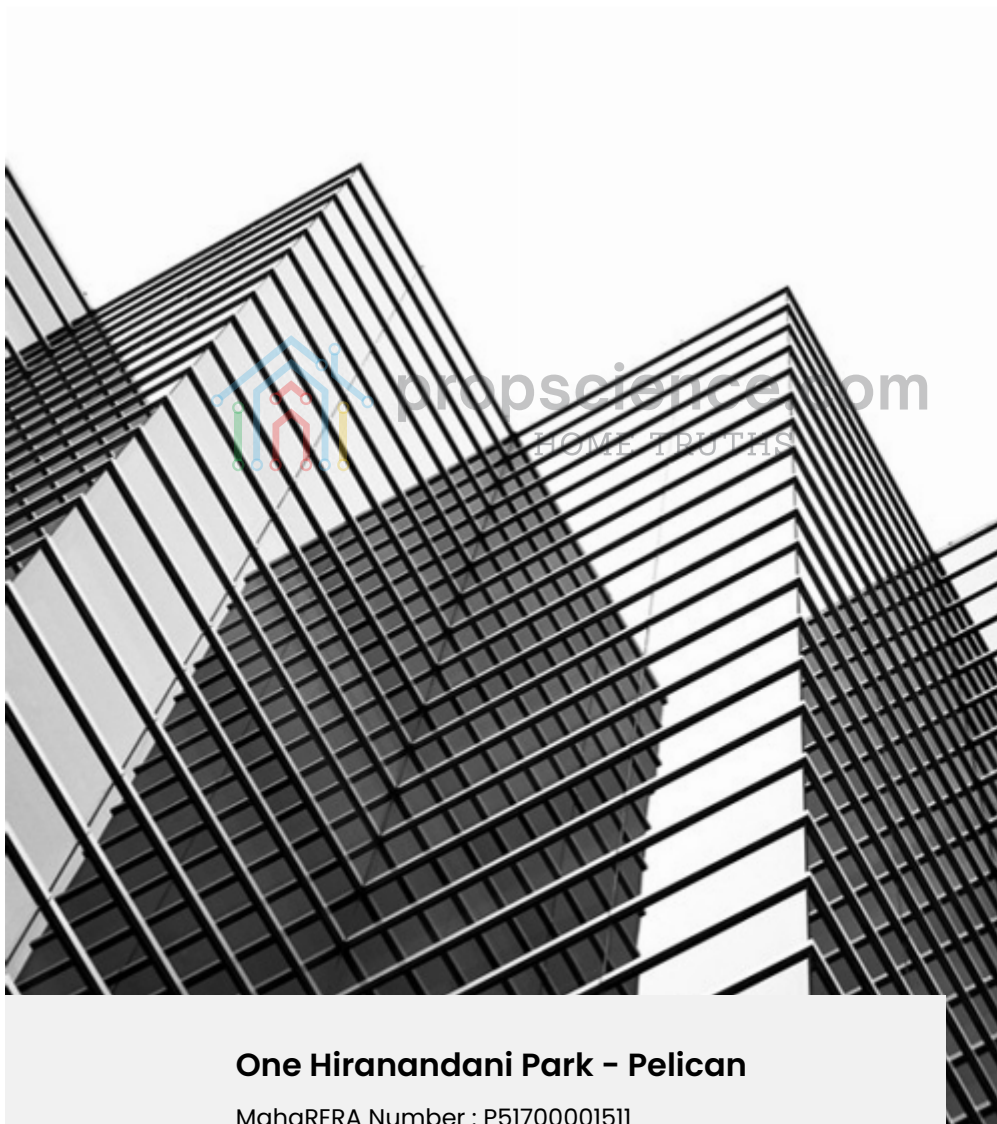


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# PROP REPORT



**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

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 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 nalas /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

<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,Wooden 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>	False Ceiling,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	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

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	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.

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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	63
Connectivity	73
Infrastructure	76
Local Environment	80

<b>Land &amp; Approvals</b>	58
<b>Project</b>	85
<b>People</b>	55
<b>Amenities</b>	42
<b>Building</b>	80
<b>Layout</b>	60
<b>Interiors</b>	73
 <b>Pricing</b>	40
<b>Total</b>	<b>65/100</b>

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