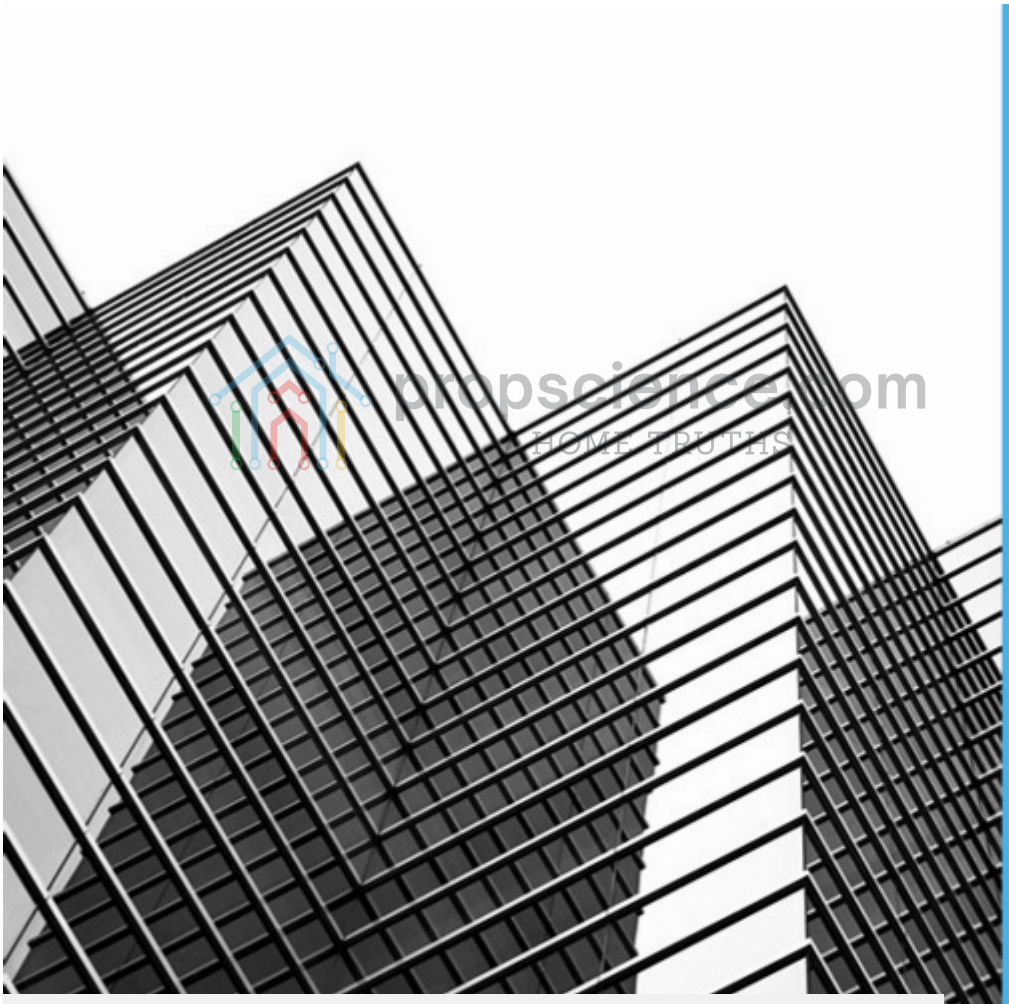
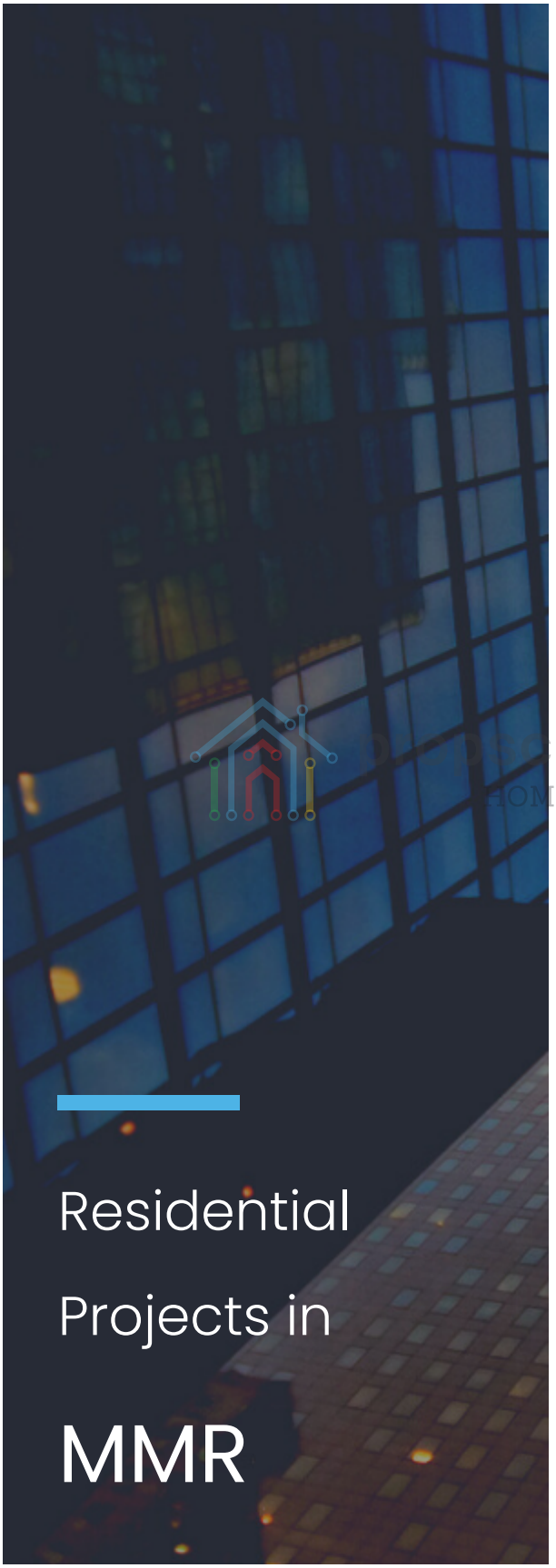
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PROP REPORT



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.

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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.

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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

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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

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

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.

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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.

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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**

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ONE HIRANANDANI PARK - PELICAN

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