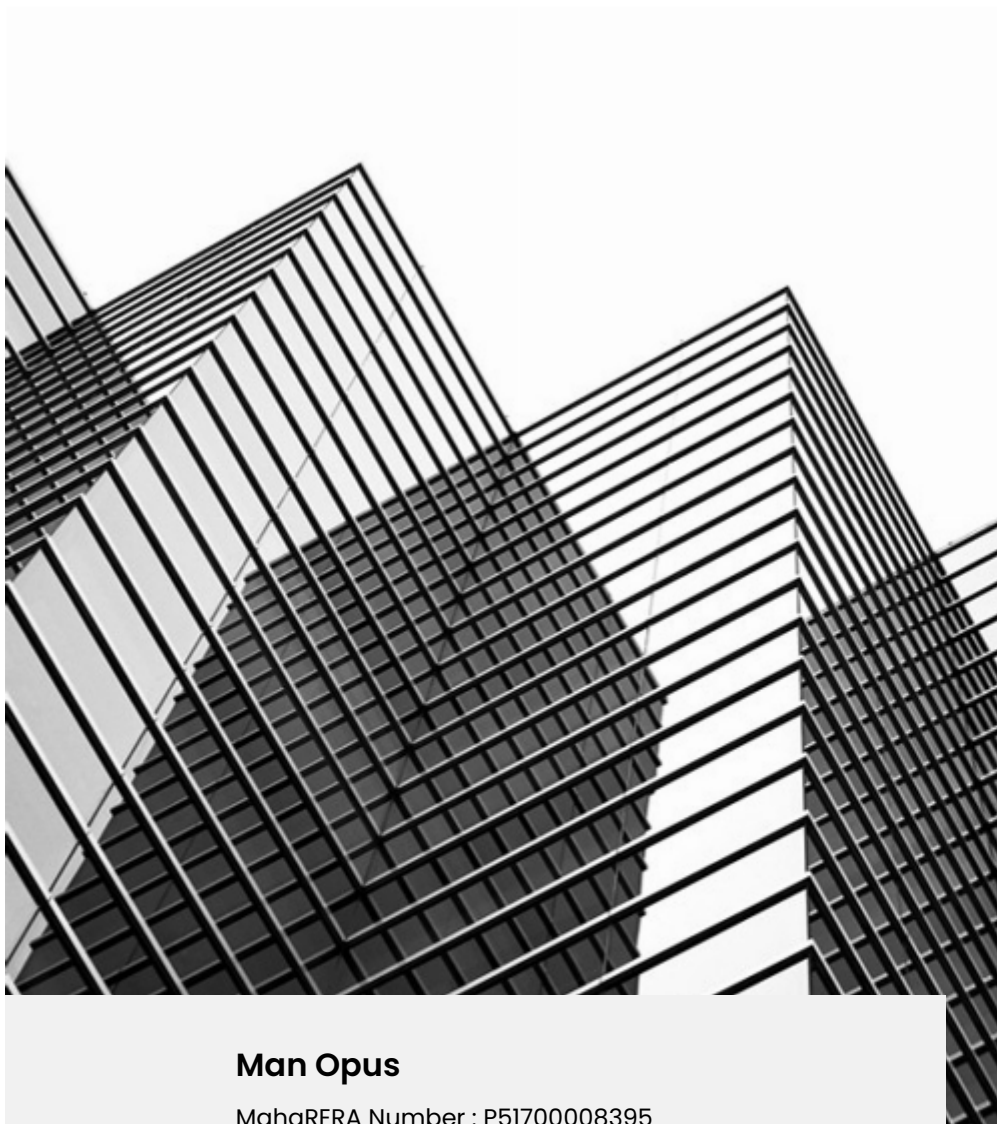


propscience.com

# PROP REPORT



**Man Opus**

MahaRERA Number : P51700008395



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 Mira Road East. Mira Road West is a locality of the Mira-Bhayandar Municipal Corporation, that is a part of the Thane district of the state of Maharashtra. Its an undeveloped locality of Mira Bhayandar compromising of several government regulated Salt Pans, marshes, and mangroves. This locality does not have any residential or commercial developments. It is connected to the rest of the city and the city of Mumbai via the Mumbai Suburban district railway line.

Post Office	Police Station	Municipal Ward
NA	NA	NA

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

### Connectivity & Infrastructure

- Mira Road Railway Station **3 Km**

## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	11	NA

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## BUILDER & CONSULTANTS

Ever since its inception in 1982, Man Realty has constructed success story after success story. Mr. Rameshchandra Mansukhani promoter of the Man Group and Director of the company since its incorporation. The group has successfully completed 50 high profile projects. Man is now making footprints in the domain of IT Parks, SEZs, Residential Complexes and Commercial Complexes.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

**MAN OPUS**

## PROJECT & AMENITIES

Time Line	Size	Typography
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1970 Ready to move

1.75 Acre

1 BHK,1.5 BHK,2 BHK

## Project Amenities

<b>Sports</b>	Kids Play Area,Kids Pool,Gymnasium
<b>Leisure</b>	Library / Reading Room,Senior Citizen Zone
<b>Business &amp; Hospitality</b>	Banquet Hall
<b>Eco Friendly Features</b>	NA

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower 1	2	22	2	1 BHK,1.5 BHK,2 BHK	44
Tower 2	2	22	4	1 BHK,1.5 BHK,2 BHK	88
Tower 3	2	22	4	1 BHK,1.5 BHK,2 BHK	88

Tower 4	2	22	4	1 BHK,1.5 BHK,2 BHK	88
Tower 5	2	22	4	1 BHK,1.5 BHK,2 BHK	88
Tower 6	2	22	3	1 BHK,1.5 BHK,2 BHK	66
Tower 7	2	22	4	1 BHK,1.5 BHK,2 BHK	88
Tower 8	2	22	4	1 BHK,1.5 BHK,2 BHK	88
Tower 9	2	22	4	1 BHK,1.5 BHK,2 BHK	88
First Habitable Floor					NA

## Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

# FLAT INTERIORS



Configuration	RERA Carpet Range
1 BHK	361 sqft
1.5 BHK	438 sqft
2 BHK	545 sqft
1 BHK	361 sqft
1.5 BHK	438 sqft
2 BHK	545 sqft
1 BHK	361 sqft
1.5 BHK	438 sqft
2 BHK	545 sqft
1 BHK	361 sqft
1.5 BHK	438 sqft





1.5 BHK	438 sqft
2 BHK	545 sqft

<b>Floor To Ceiling Height</b>	NA
<b>Views Available</b>	NA

<b>Flooring</b>	NA
<b>Joinery, Fittings &amp; Fixtures</b>	NA
<b>Finishing</b>	False Ceiling
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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1.5 BHK	INR 18721.46	--	INR 8200000
1 BHK	INR 19944.6	--	INR 7200000
2 BHK	INR 19266.06	--	INR 10500000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
0%	30000%	INR 6
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 500000	NA

<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,HDFC Bank,ICICI Bank,SBI Bank

### Transaction History

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

# PROJECT PROPSCORE

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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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	63
<b>Connectivity</b>	48
<b>Infrastructure</b>	24
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	58
<b>Project</b>	63
<b>People</b>	56
<b>Amenities</b>	36

<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	30
<b>Pricing</b>	30
<b>Total</b>	<b>44/100</b>

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MAN OPUS

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