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PROP REPORT



UK Iridium

MahaRERA Number : P51800007275



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 Kandivali (East). Kandivali is a neighbourhood in the north Mumbai. It is an upmarket locality. Artifacts found near Kandivali indicate that the region was inhabited in the Stone Age. Kandivali east has emerged as a mid-segment residential location with a good mix of industrial and commercial developments.

Post Office	Police Station	Municipal Ward
Kandivali East	NA	Ward R South

Neighborhood & Surroundings



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Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada **13.1 Km**
- Chhatrapati Shivaji Maharaj International Airport **12.6 Km**
- Mahindra Metro station **1.2 Km**
- Kandivali Railway Station **3.7 Km**
- Seven Star Multi Speciality Hospital **2.2 Km**
- Cambridge School **2.1 Km**
- Growels Mall **1.2 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	NA	6

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES


Time Line	Size	Typography
Completed on 31st December, 2022	3.4 Acre	1 BHK,2 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Squash Court,Tennis Court,Putting Green,Swimming Pool,Jogging Track,Kids Pool,Gymnasium
Leisure	Senior Citizen Zone
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

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BUILDING LAYOUT



Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower 1	4	34	10	1 BHK,2 BHK	340
Tower 2	4	34	8	1 BHK,2 BHK	272
First Habitable Floor					NA

Services & Safety

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

- **Vertical Transportation** : NA

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	281 - 395 sqft
2 BHK	521 - 544 sqft
1 BHK	281 - 395 sqft
2 BHK	521 - 544 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Marble Flooring
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Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 5800000 to 7800000
2 BHK	--	--	INR 10100000 to 10200000

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

GST	Stamp Duty	Registration
5%	0%	0

Floor Rise	Parking Charges	Other Charges
NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	DHFL Bank,HDFC Bank,IDBI Bank,Indialbulls Home Loans,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
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Place	55
Connectivity	33
Infrastructure	66
Local Environment	30
Land & Approvals	56
Project	70
People	39
Amenities	44
Building	53
Layout	38
Interiors	30
Pricing	30
Total	45/100



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