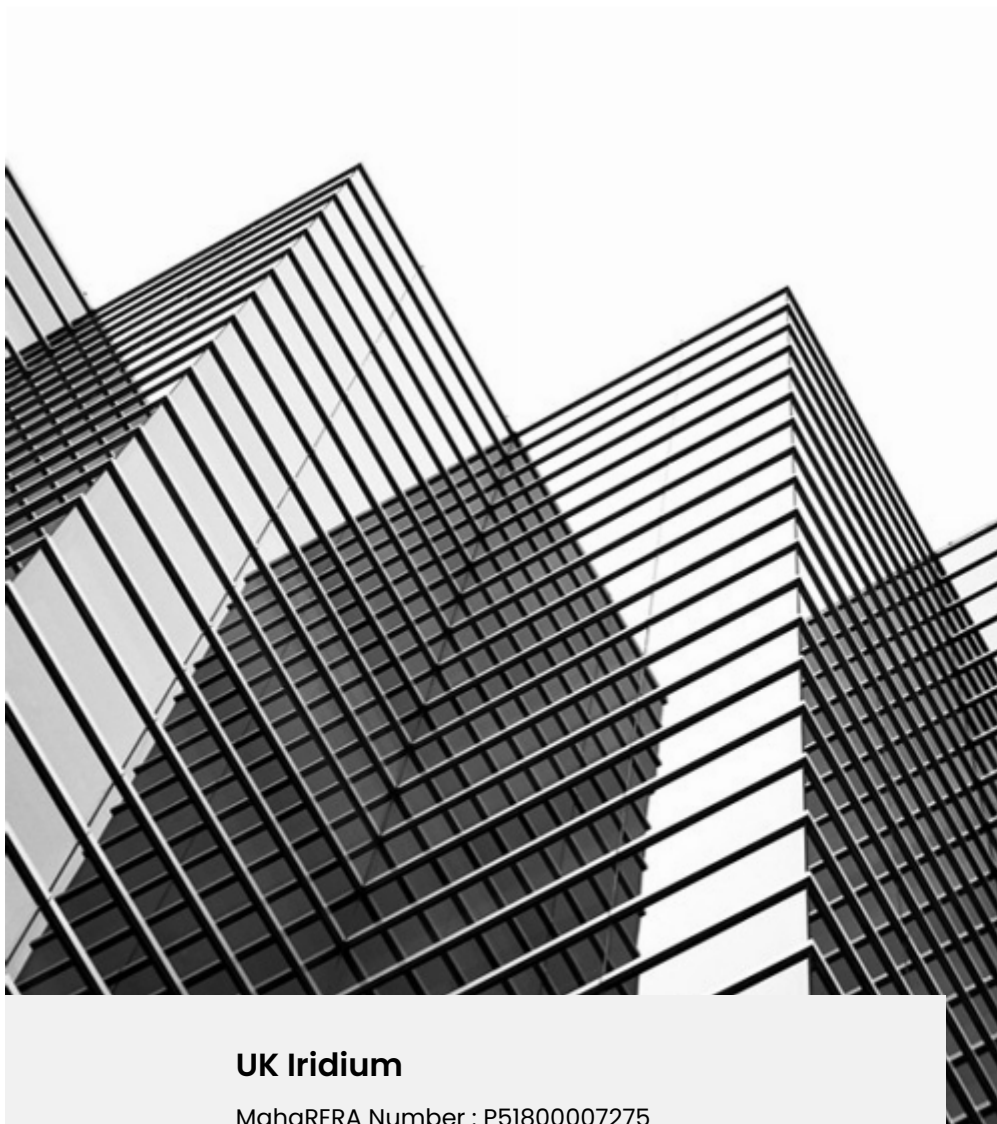


propscience.com

# PROP REPORT



**UK Iridium**

MahaRERA Number : P51800007275



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 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

### 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

<b>Sports</b>	Badminton Court,Basketball Court,Squash Court,Tennis Court,Putting Green,Swimming Pool,Jogging Track,Kids Pool,Gymnasium
<b>Leisure</b>	Senior Citizen Zone
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	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
<b>First Habitable Floor</b>					NA

### Services & Safety

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

- **Vertical Transportation** : NA

UK IRIDIUM

## 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

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

<b>Flooring</b>	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

<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>	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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<b>Place</b>	55
<b>Connectivity</b>	33
<b>Infrastructure</b>	66
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	56
<b>Project</b>	70
<b>People</b>	39
<b>Amenities</b>	44
<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	30
<b>Pricing</b>	30
<b>Total</b>	<b>45/100</b>

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