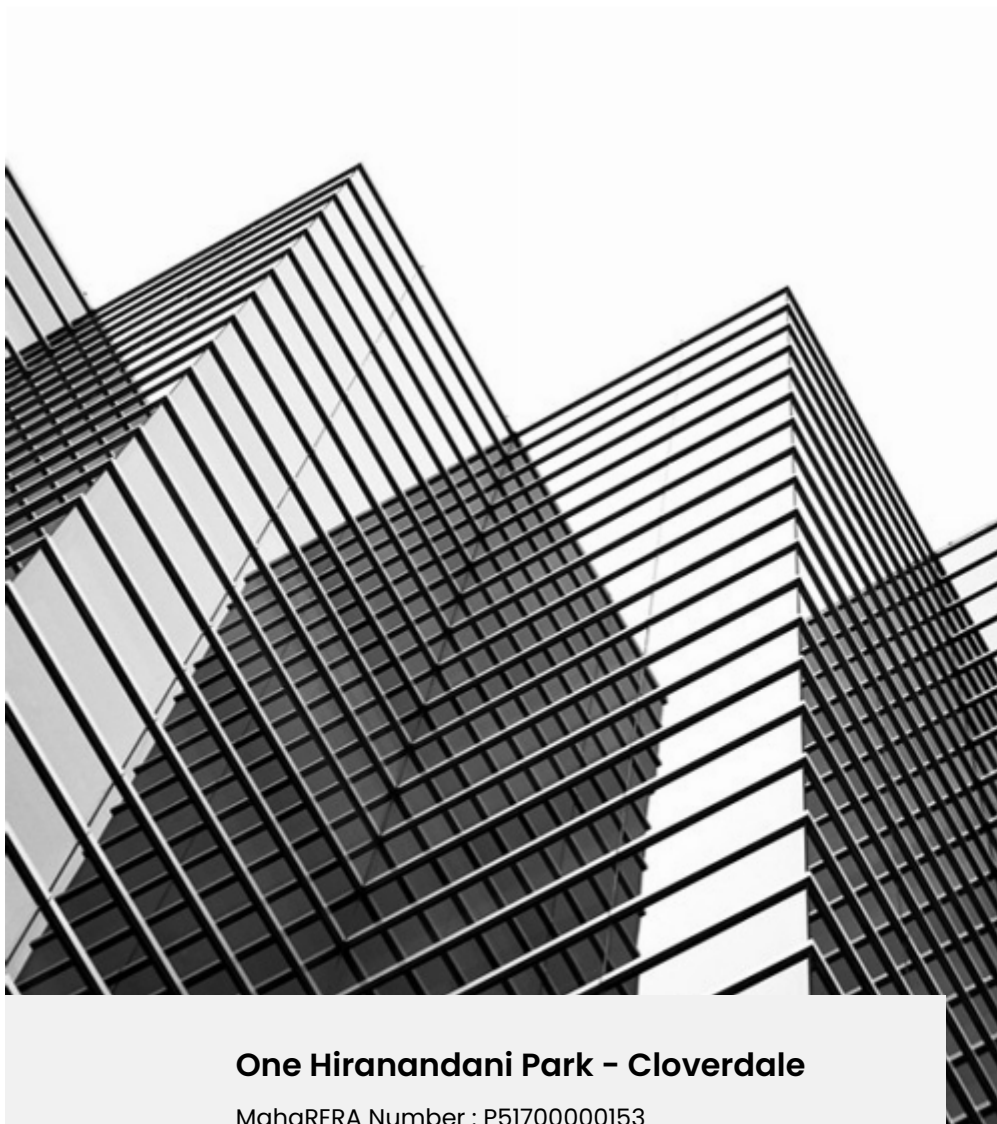


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# PROP REPORT



**One Hiranandani Park - Cloverdale**

MahaRERA Number : P51700000153



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 Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is a major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

| 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

- Chhatrapati Shivaji Maharaj International Airport **26.0 Km**
- Brahmand Metro Station **1.7 Km**
- Thane Railway Station **7.2 Km**
- Titan Hospital **1.1 Km**
- Orchids The International School **1.7 Km**

# LAND & APPROVALS

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| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| NA                                   | 2                    | 1                          |

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ONE HIRANANDANI PARK -  
CLOVERDALE

# BUILDER & CONSULTANTS

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| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA                | NA        | NA               |

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ONE HIRANANDANI PARK -  
CLOVERDALE

# PROJECT & AMENITIES

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| Time Line | Size | Typography |
|-----------|------|------------|
|-----------|------|------------|

Completed on 30th June, 2022

605.51 Sqmt

1 BHK,2 BHK

## Project Amenities

|                                   |  |
|-----------------------------------|--|
| <b>Sports</b>                     | Basketball Court,Multipurpose Court,Squash Court,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
| <b>Leisure</b>                    | Amphitheatre,Yoga Room / Zone,Pet Friendly   |
| <b>Business &amp; Hospitality</b> | Banquet Hall,Visitor's Room,Clubhouse,Community Hall,Multipurpose Hall   |
| <b>Eco Friendly Features</b>      | Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage   |

ONE HIRANANDANI PARK -  
CLOVERDALE

## BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|----------------|----------------|
| Cloverdale | 4               | 29           | 8               | 1 BHK,2 BHK    | 232            |

First Habitable Floor

1st

## Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Power Back-up Generator
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

ONE HIRANANDANI PARK –  
CLOVERDALE

## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK         | 435 sqft          |
| 2 BHK         | 505 sqft          |

|                         |    |
|-------------------------|----|
| Floor To Ceiling Height | NA |
| Views Available         | NA |

|          |   |
|----------|---|
| Flooring | Marble Flooring,Vitrified Tiles,Anti Skid Tiles |
|----------|---|

|   |  |
|---|--|
| <b>Joinery, Fittings &amp; Fixtures</b> | Sanitary Fittings,Kitchen Platform                           |
| <b>Finishing</b>                        | Laminated flush doors,Double glazed glass windows            |
| <b>HVAC Service</b>                     | NA   |
| <b>Technology</b>                       | NA   |
| <b>White Goods</b>                      | Modular Kitchen,Air Conditioners,Refrigerator,Microwave Oven |

ONE HIRANANDANI PARK –  
CLOVERDALE

## COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price    |
|---------------|---------------|-----------------|--------------|
| 1 BHK         | --            | --              | INR 10809750 |
| 2 BHK         | --            | --              | INR 12549250 |

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

| GST | Stamp Duty | Registration |
|-----|------------|--------------|
| 0%  | 6%         | INR 300000   |

| 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>        | NA   |
| <b>Bank Approved Loans</b> | Axis Bank,DHFL Bank,HDFC Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd |

### Transaction History

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

ONE HIRANANDANI PARK -  
CLOVERDALE

## 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.



| <b>Category</b>             | <b>Score</b>  |
|-----------------------------|---------------|
| <b>Place</b>                | 73            |
| <b>Connectivity</b>         | 48            |
| <b>Infrastructure</b>       | 64            |
| <b>Local Environment</b>    | 30            |
| <b>Land &amp; Approvals</b> | 56            |
| <b>Project</b>              | 76            |
| <b>People</b>               | 46            |
| <b>Amenities</b>            | 68            |
| <b>Building</b>             | 53            |
| <b>Layout</b>               | 38            |
| <b>Interiors</b>            | 70            |
| <b>Pricing</b>              | 30            |
| <b>Total</b>                | <b>54/100</b> |

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