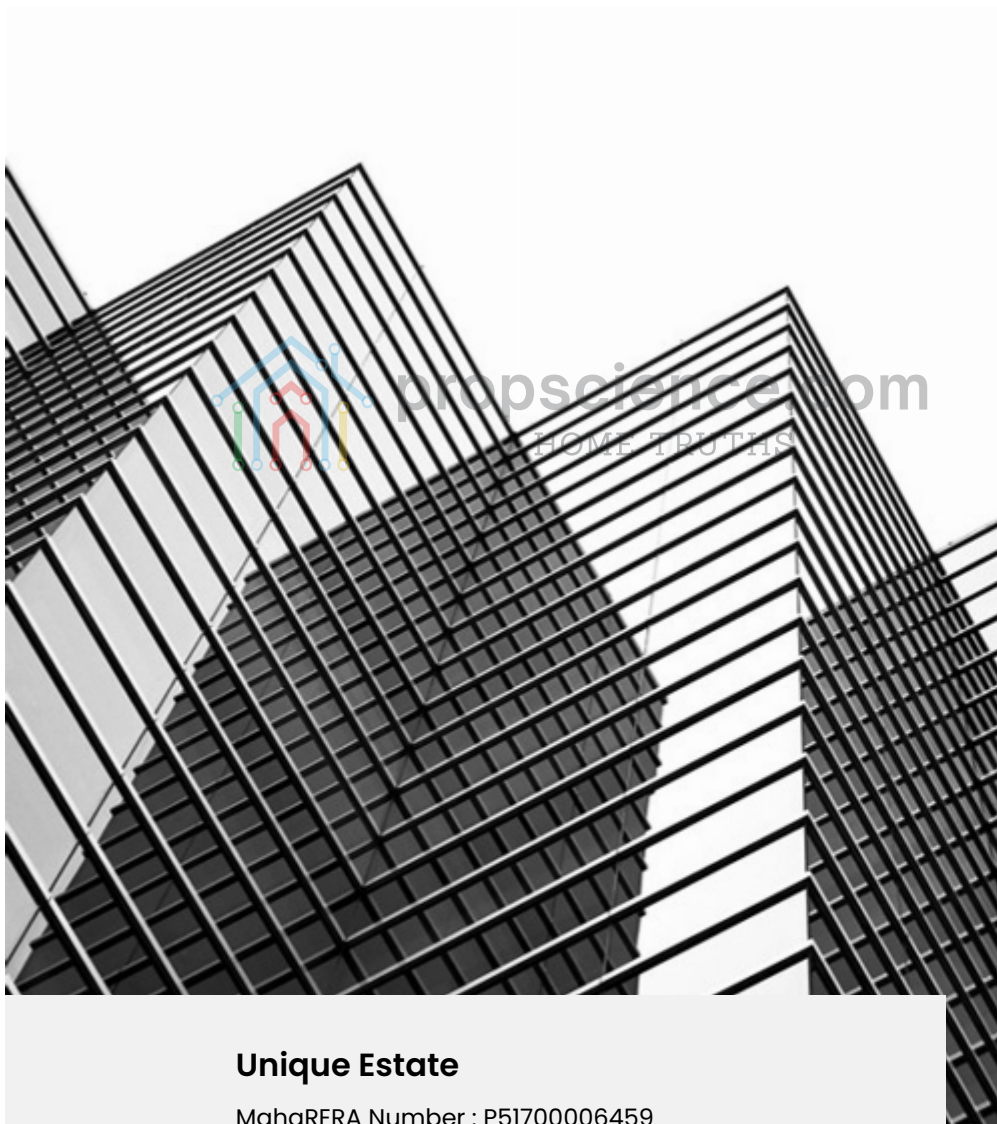


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# PROP REPORT



**Unique Estate**

MahaRERA Number : P51700006459



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 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
Mira Road	Kanikya	NA

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**Neighborhood & Surroundings** HOME TRUTHS

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

### Connectivity & Infrastructure

- Mumbai Domestic Airport **24.6 Km**
- Mumbai International Airport **27.0 Km**
- Mira Road Bus Depot **2.6 Km**
- Mira Road Station **2.9 Km**
- Western Express Highway **2.3 Km**
- Family Care Hospital **650 Mtrs**
- Seven Square Academy **1.0 Km**
- Maxus Mall **2.8 Km**
- Dmart **3.5 Km**

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## LAND & APPROVALS

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

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## BUILDER & CONSULTANTS



What began as a small but sincere step in the year 2002 has, as on date, taken giant strides in the real-estate scenario of Rajasthan. Today, Unique Builders the flagship venture of Mannat Group, occupies the highly coveted No. 1 position in the state and has expanded to cities like Mumbai & NCR with various projects under execution.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2020	1831.47 Sqmt	1 BHK,2 BHK

## Project Amenities

<b>Sports</b>	Kids Play Area
<b>Leisure</b>	Pet Friendly
<b>Business &amp; Hospitality</b>	ATM / Bank Attached,Restaurant / Cafe
<b>Eco Friendly Features</b>	Green Zone,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
Unique Estate Wing A Type A	2	13	8	1 BHK,2 BHK	104

Unique Estate Wing B Type B	2	13	6	1 BHK,2 BHK	78
Unique Estate Wing C Type B1	2	13	6	1 BHK,2 BHK	78

<b>First Habitable Floor</b>	1st
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## Services & Safety

- **Security** : Society Office,Security System / CCTV,Intercom Facility
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA



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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	740 sqft
2 BHK	1040 sqft

1 BHK	740 sqft
2 BHK	1040 sqft
1 BHK	740 sqft
2 BHK	1040 sqft

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

<b>Flooring</b>	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>	NA

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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 7100000
2 BHK	--	--	INR 9800000

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

GST	Stamp Duty	Registration
0%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 500000	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,HDFC Bank,Indialbulls Home Loans,LIC Housing Finance Ltd


## 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
 Place	73
Connectivity	83
Infrastructure	78
Local Environment	30
Land & Approvals	44
Project	68
People	56

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<b>Amenities</b>	42
<b>Building</b>	53
<b>Layout</b>	51
<b>Interiors</b>	53
<b>Pricing</b>	30
<b>Total</b>	<b>55/100</b>

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