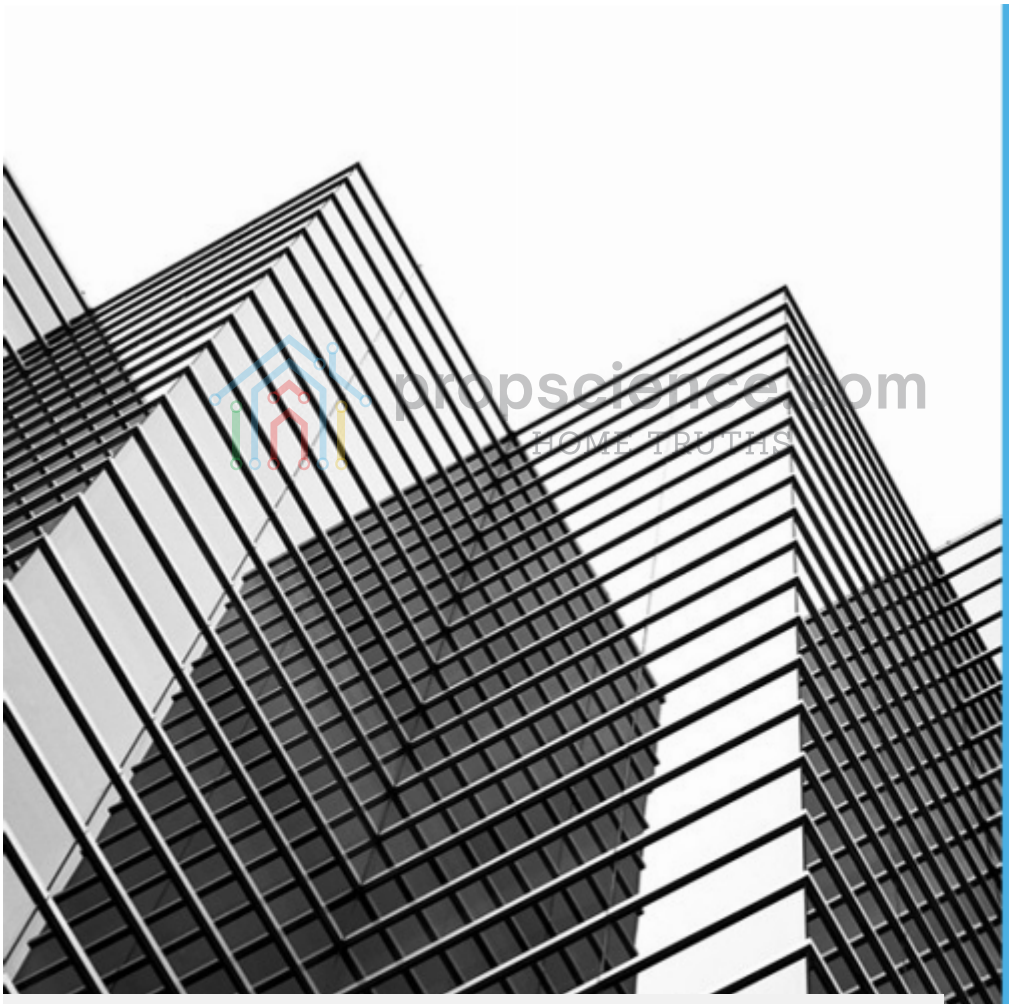
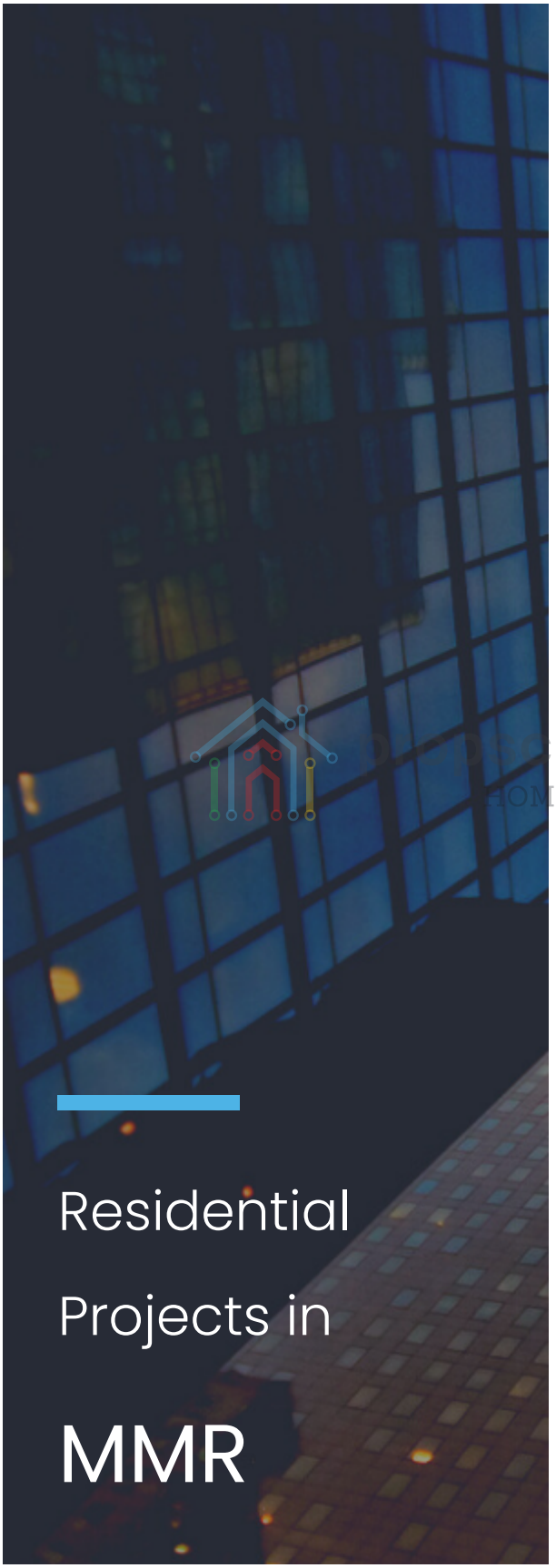
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PROP REPORT



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.

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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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HOME TRUTHS

Neighborhood & Surroundings

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

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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

UNIQUE ESTATE

PROJECT & AMENITIES

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

Project Amenities

Sports	Kids Play Area
Leisure	Pet Friendly
Business & Hospitality	ATM / Bank Attached,Restaurant / Cafe
Eco Friendly Features	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

First Habitable Floor	1st

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

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	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

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Floor Rise	Parking Charges	Other Charges
NA	INR 500000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	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.

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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Amenities	42
Building	53
Layout	51
Interiors	53
Pricing	30
Total	**55/100**

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