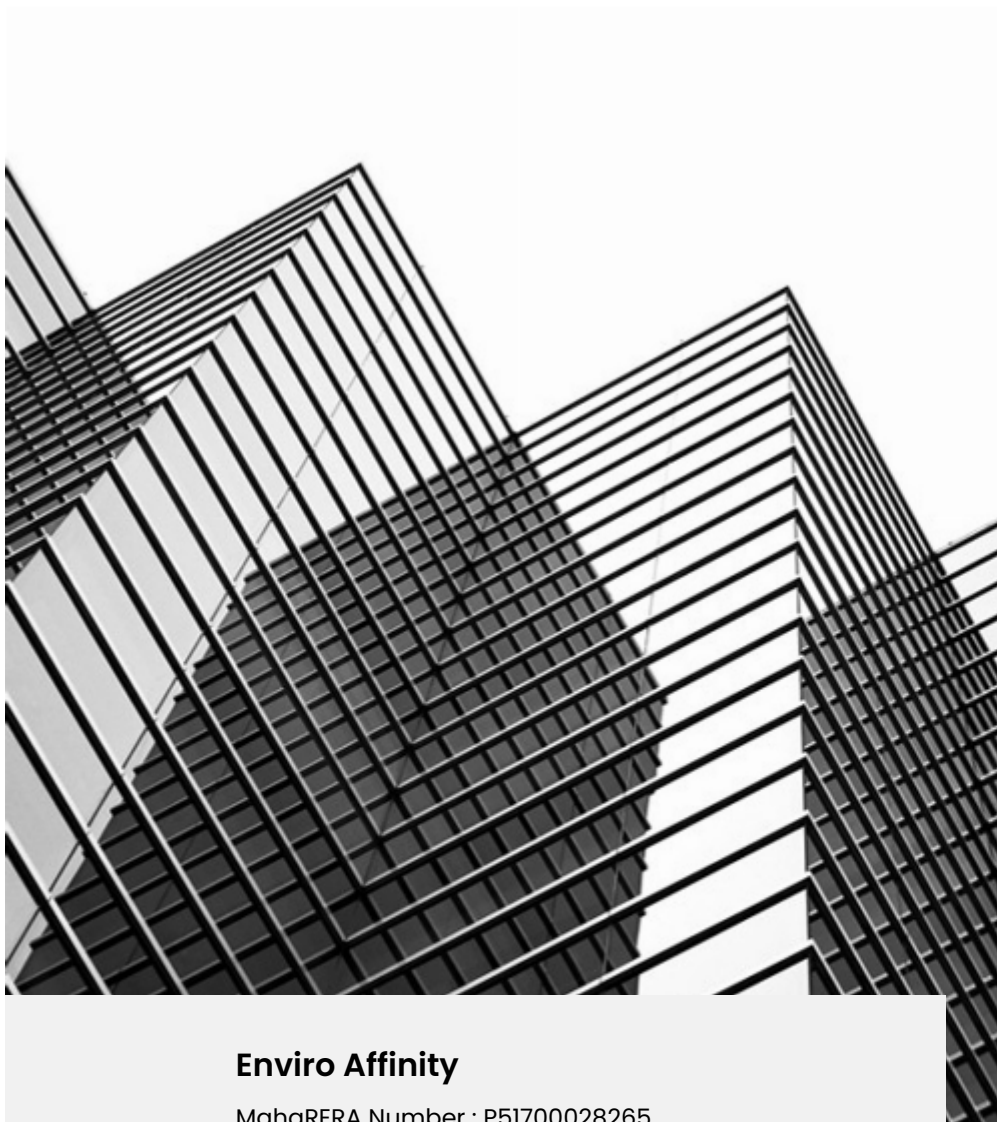


propscience.com

# PROP REPORT



**Enviro Affinity**

MahaRERA Number : P51700028265



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
kainkiya post	Kanikya	NA

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 249 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **25.1 Km**
- Laxmi Park Bus Stop **100 Mtrs**
- Mira Road East **2.8 Km**
- Mira Bhayandar Road **1.2 Km**
- Galaxy Hospital **550 Mtrs**
- Seven Eleven School **500 Mtrs**
- Maxus Mall **4.0 Km**
- D Mart **3.7 Km**

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## LAND & APPROVALS

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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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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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## PROJECT & AMENITIES

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Time Line	Size	Typography
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Completed on 30th June, 2025

474.50 Sqmt

1 BHK,2 BHK

## Project Amenities

<b>Sports</b>	Multipurpose Court,Swimming Pool,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
<b>Leisure</b>	Yoga Room / Zone,Steam Room,Library / Reading Room,Senior Citizen Zone,Deck Area,Sit-out Area
<b>Business &amp; Hospitality</b>	Conference / Meeting Room,Party Lawn,Clubhouse,Multipurpose Hall
<b>Eco Friendly Features</b>	Green Zone,Water Storage

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Enviro Affinity	2	23	7	1 BHK,2 BHK	161
First Habitable Floor				1st	

## Services & Safety

- **Security** : Security System / CCTV, Intercom Facility, Security Staff, Earthquake Resistant Design
- **Fire Safety** : Sprinkler System, Fire rated doors / walls, Fire Hose, Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nallas / slums / gutters / sewers
- **Vertical Transportation** : High Speed Elevators, Auto Rescue Device (ARD)

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## FLAT INTERIORS

<b>Configuration</b>	<b>RERA Carpet Range</b>
1 BHK	435 - 457 sqft
2 BHK	635 - 666 sqft
<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Road View / No View
<b>Flooring</b>	Vitrified Tiles

<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	VRV / VRF System,Centralized Air Conditioning System
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	Air Conditioners

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 5481000 to 5758200
2 BHK	--	--	INR 8001000 to 8391600

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	6%	INR 35000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 0	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Time Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,HDFC Bank,ICICI 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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	63
<b>Connectivity</b>	83
<b>Infrastructure</b>	76
<b>Local Environment</b>	83
<b>Land &amp; Approvals</b>	50
<b>Project</b>	76
<b>People</b>	39
<b>Amenities</b>	70
<b>Building</b>	65
<b>Layout</b>	45
<b>Interiors</b>	65
<b>Pricing</b>	30

**Total**

**62/100**

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