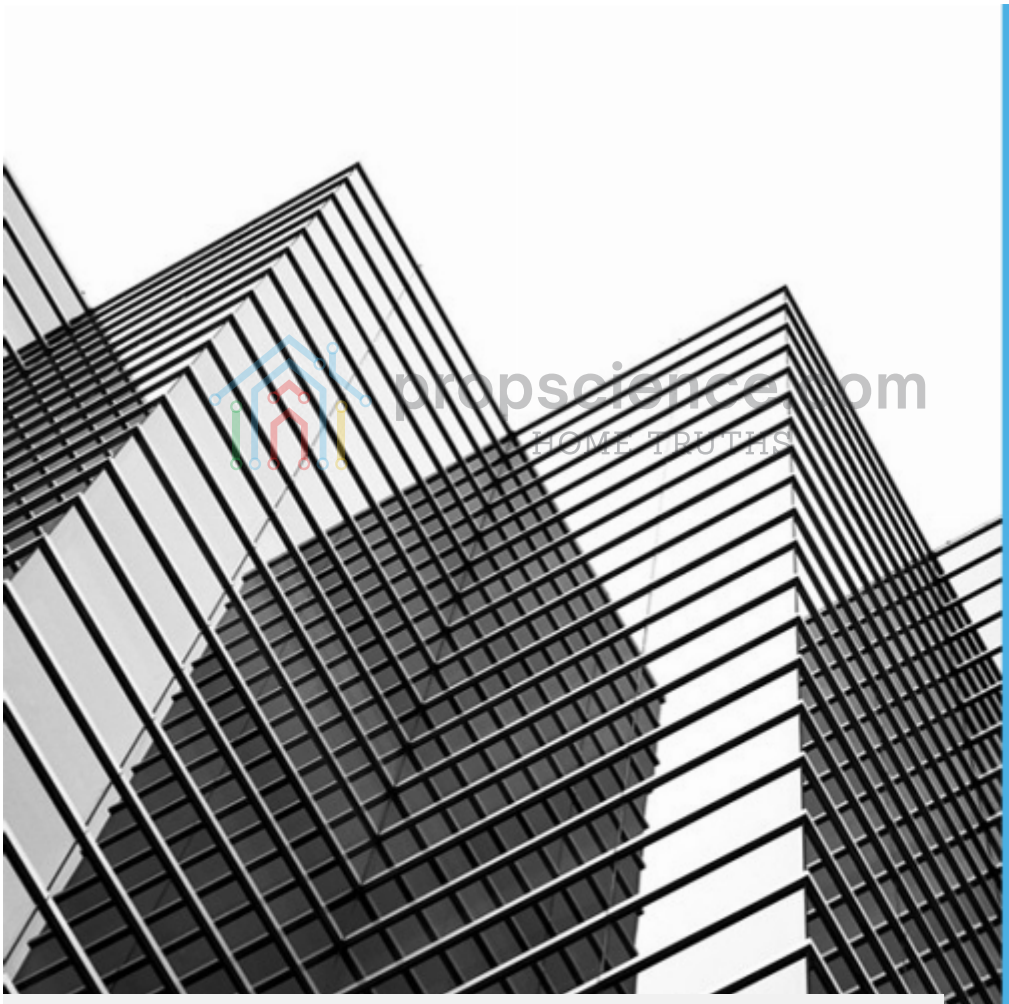
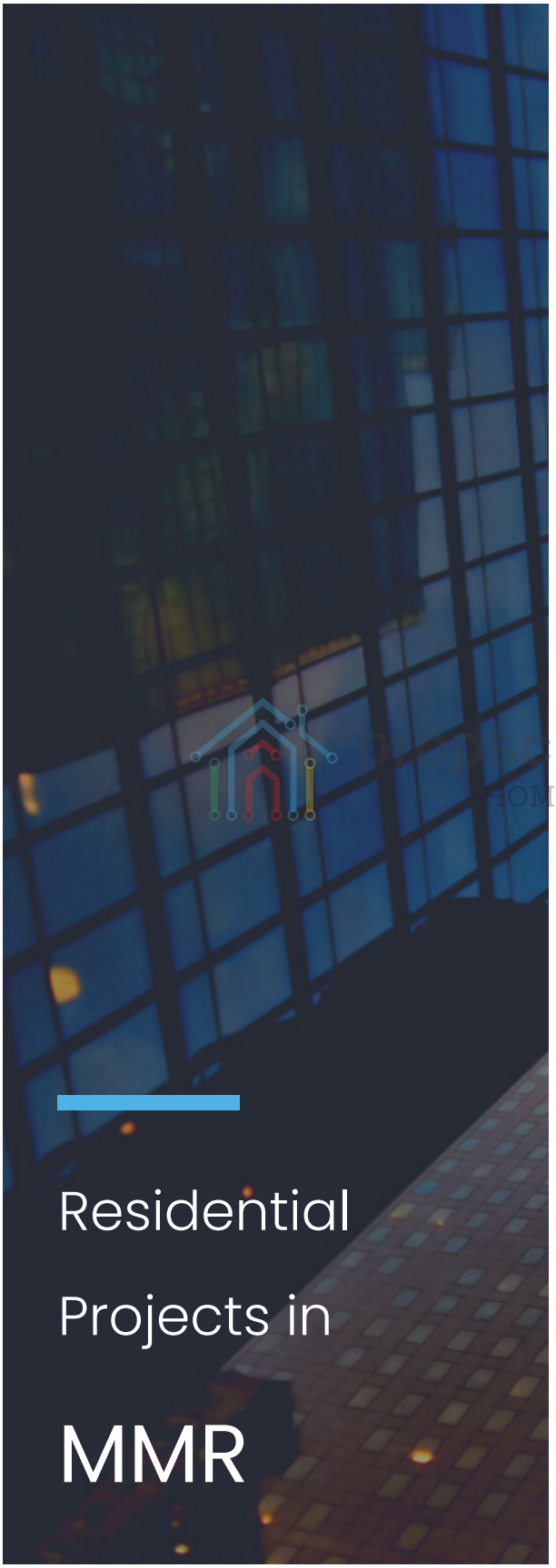
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PROP REPORT



Hiranandani Iris

MahaRERA Number : P51700000847



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 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 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
Chitalsar Manpada	NA	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

- Chatrapati Shivaji International Airport **35.3 Km**
- Thane Railway Station **6 Km**
- Jupiter Hospital **3.4 Km**
- DAV Public School **1.1 Km**
- R Mall **1.7 Km**

LAND & APPROVALS

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

HIRANANDANI IRIS

BUILDER & CONSULTANTS

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REAL TRUTHS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

HIRANANDANI IRIS

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2019	527.44 Sqmt	4 BHK

Project Amenities

Sports	Swimming Pool,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	NA
Business & Hospitality	Clubhouse
Eco Friendly Features	Landscaped Gardens

HIRANANDANI IRIS

BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Iris	3	28	2	4 BHK	56

First Habitable Floor	3rd

Services & Safety

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

HIRANANDANI IRIS

FLAT INTERIORS

Configuration	RERA Carpet Range
4 BHK	1923 - 1962 sqft

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Floor To Ceiling Height	NA
Views Available	NA

Flooring	Marble Flooring,Wooden Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	False Ceiling,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
4 BHK	--	--	INR 57690000 to 58860000

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

GST	Stamp Duty	Registration
0%	3%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,YES 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
Place	73

Connectivity	15
Infrastructure	72
Local Environment	30
Land & Approvals	50
Project	74
People	46
Amenities	42
Building	53
Layout	65
Interiors	63
Pricing	30
Total	**51/100**

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HOME TRUTHS

HIRANANDANI IRIS

Disclaimer

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