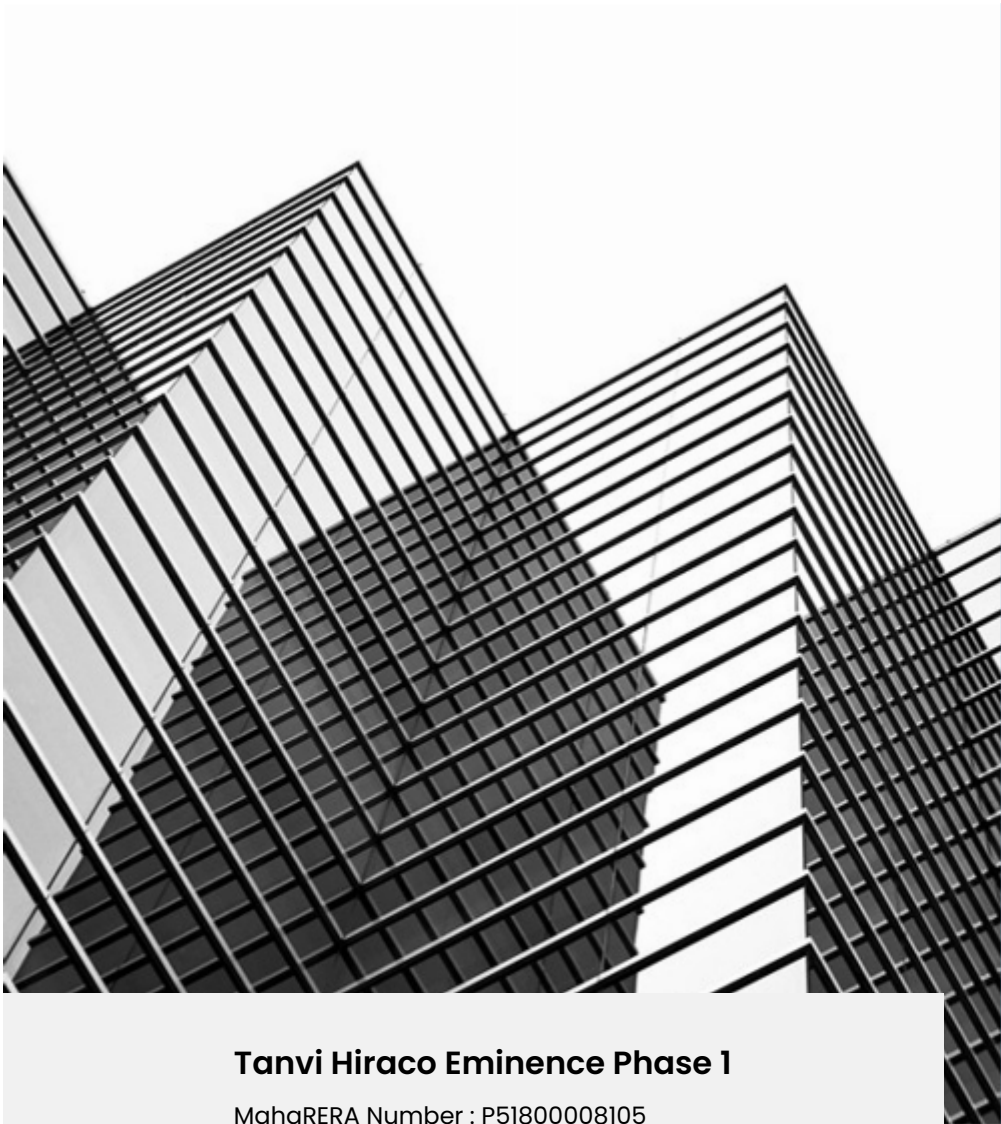


propscience.com

PROP REPORT



Tanvi Hiraco Eminence Phase 1

MahaRERA Number : P51800008105



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 |
|-------------|----------------|----------------|
| NA | Kanikya | NA |

Neighborhood & Surroundings

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

Connectivity & Infrastructure

- International Airport **21.8 Km**
- Mira Road **4.1 Km**
- Bhaktivedanta Hospital **2.8 Km**
- Singapore International Hospital **2 Km**
- Thakur Mall **1.7 Km**

LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| NA | 1 | 26 |

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PHASE 1

BUILDER & CONSULTANTS

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

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PHASE 1

PROJECT & AMENITIES

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

Completed on 30th September,
2020

20553.82
Sqmt

1 BHK,2 BHK,3
BHK

Project Amenities

| | |
|-----------------------------------|--|
| Sports | Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
| Leisure | Steam Room,Sauna,Spa,Temple |
| Business & Hospitality | Banquet Hall,Clubhouse,Community Hall |
| Eco Friendly Features | Landscaped Gardens |

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PHASE 1

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|-------------------|----------------|
| Wing A | 2 | 18 | 5 | 1 BHK,2 BHK,3 BHK | 90 |
| Wing B | 2 | 18 | 4 | 1 BHK,2 BHK,3 BHK | 72 |

| | | | | | |
|-----------------------|---|----|---|-------------------|-----|
| Wing C | 2 | 18 | 4 | 1 BHK,2 BHK,3 BHK | 72 |
| Wing D | 2 | 18 | 4 | 1 BHK,2 BHK,3 BHK | 72 |
| Wing E | 2 | 18 | 5 | 1 BHK,2 BHK,3 BHK | 90 |
| First Habitable Floor | | | | | 1st |

Services & Safety

- **Security** : Society Office
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

TANVI HIRACO EMINENCE
PHASE I

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK | 690 sqft |

| | |
|-------|-----------|
| 2 BHK | 1017 sqft |
| 1 BHK | 690 sqft |
| 2 BHK | 1017 sqft |
| 3 BHK | 1482 sqft |
| 1 BHK | 690 sqft |
| 2 BHK | 1017 sqft |
| 3 BHK | 1482 sqft |
| 1 BHK | 782 sqft |
| 2 BHK | 1226 sqft |
| 3 BHK | 1482 sqft |
| 1 BHK | 782 sqft |
| 2 BHK | 1226 sqft |
| 3 BHK | 1482 sqft |

| | |
|--------------------------------|----|
| Floor To Ceiling Height | NA |
|--------------------------------|----|

| | |
|------------------------|----|
| Views Available | NA |
|------------------------|----|

| | |
|---|--|
| Flooring | Vitrified Tiles,Anti Skid Tiles |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform |
| Finishing | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows |
| HVAC Service | NA |
| Technology | NA |
| White Goods | NA |

TANVI HIRACO EMINENCE
PHASE I

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|----------------------|----------------------|------------------------|------------------------|
| 1 BHK | -- | -- | INR 6000000 to 6500000 |

| | | | |
|-------|----|----|----------------------------|
| 2 BHK | -- | -- | INR 8500000 to 10000000 |
| 3 BHK | -- | -- | INR 13000000 |

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

| | | |
|-------------------|------------------------|----------------------|
| GST | Stamp Duty | Registration |
| 0% | 4% | INR 30000 |
| Floor Rise | Parking Charges | Other Charges |
| NA | INR 600000 | NA |

| | |
|----------------------------|---|
| Festive Offers | The builder is not offering any festive offers at the moment. |
| Payment Plan | NA |
| Bank Approved Loans | LIC Housing Finance Ltd,SBI Bank |

Transaction History

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

TANVI HIRACO EMINENCE
PHASE 1

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 | 63 |
| Connectivity | 23 |
| Infrastructure | 80 |
| Local Environment | 30 |
| Land & Approvals | 56 |
| Project | 60 |
| People | 39 |
| Amenities | 48 |

| | |
|------------------|---------------|
| Building | 53 |
| Layout | 53 |
| Interiors | 63 |
| Pricing | 30 |
| Total | 50/100 |

TANVI HIRACO EMINENCE
PHASE I

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