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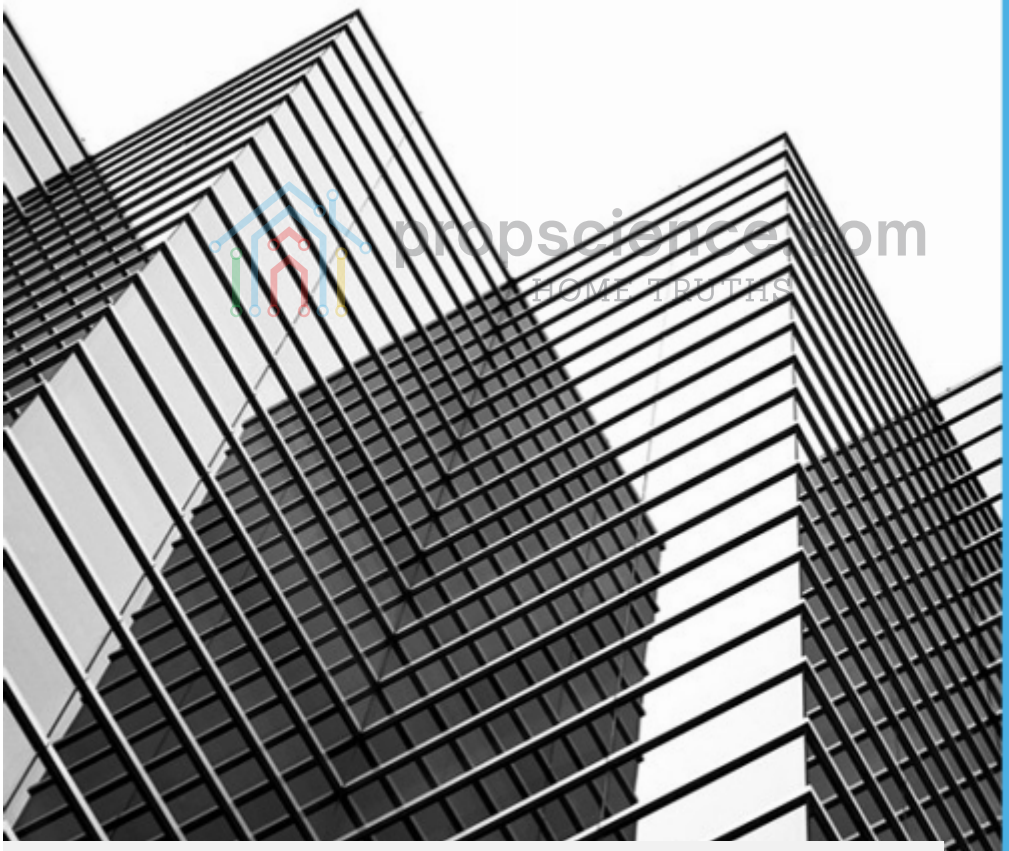
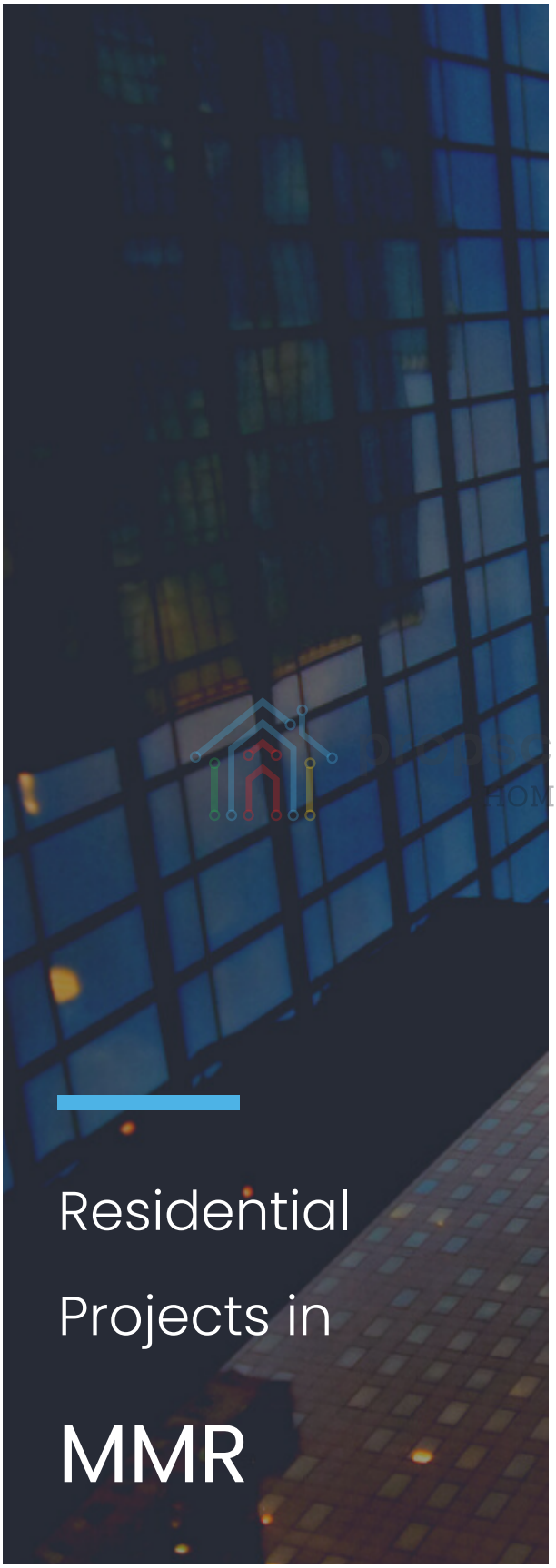
PROP REPORT



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.

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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
NA	Kanikya	NA

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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

TANVI HIRACO EMINENCE PHASE 1

BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

TANVI HIRACO EMINENCE 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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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

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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

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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

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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

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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

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Building	53
Layout	53
Interiors	63
Pricing	30
Total	**50/100**

TANVI HIRACO EMINENCE PHASE 1

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