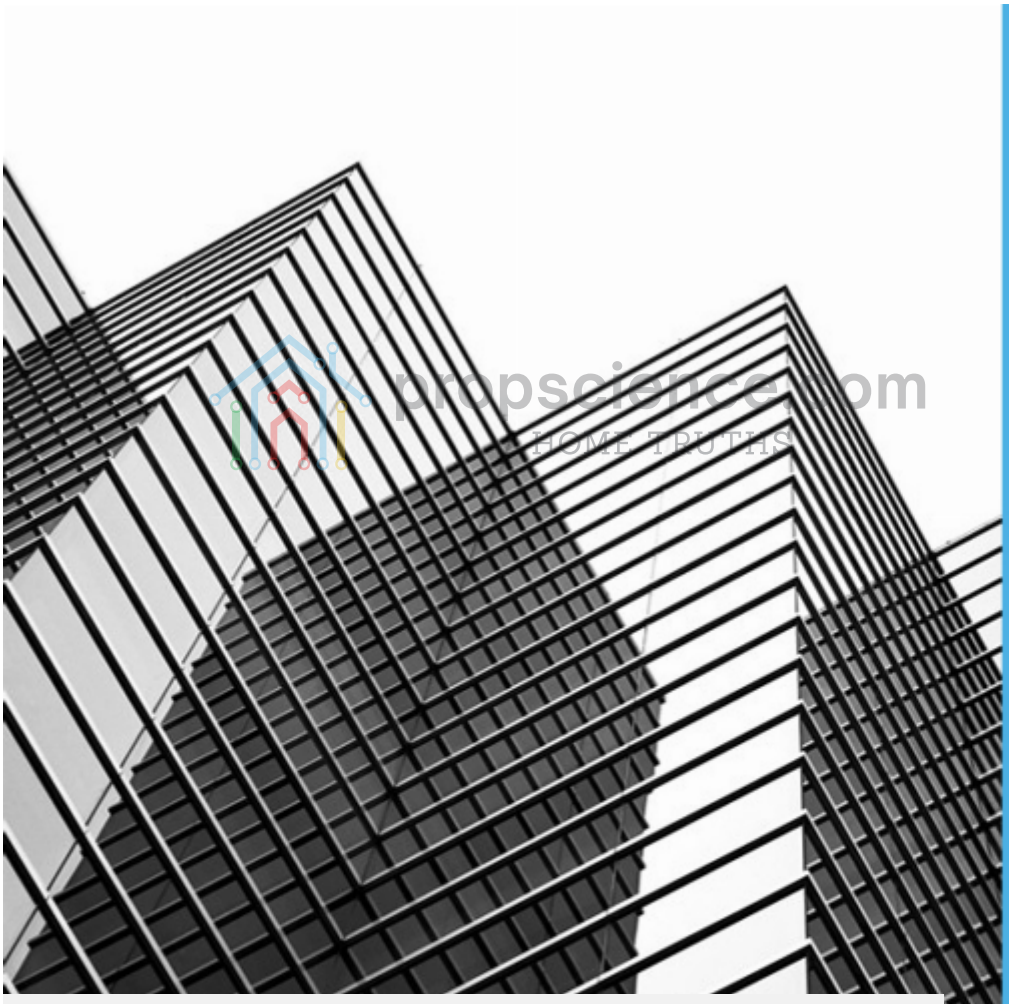
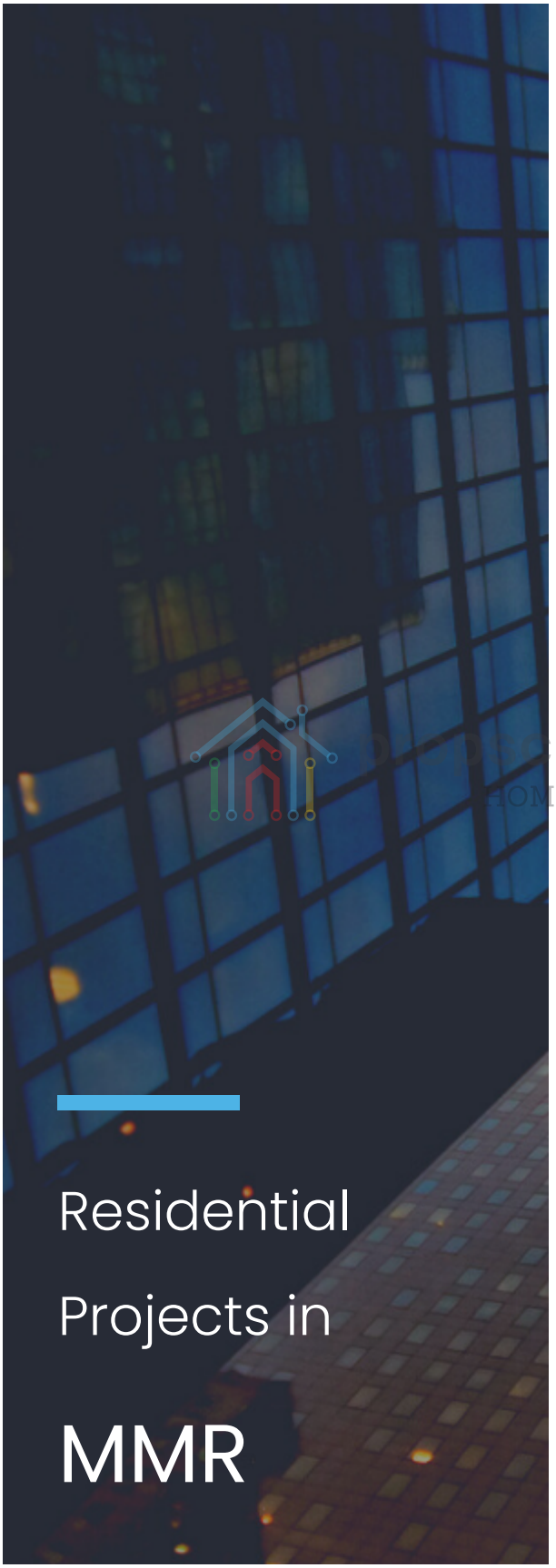
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# PROP REPORT




**Iris Mira Road E**

MahaRERA Number : P51700021045



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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## 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 75 AQI and the noise pollution is 0 to 50 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **23.7 Km**
- MBMT Bus Stop, Vinay Nagar, **550 Mtrs**
- Mira Road Railway Station **3.7 Km**
- Western Express Highway **1.0 Km**
- Bhaktivedanta Hospital & Research Institute **3.3 Km**
- Podar International School **700 Mtrs**
- Thakur Mall **3.1 Km**
- Smart Bazaar-Thakur Mall **3.1 Km**

IRIS MIRA ROAD E

# LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|---|---|---|
| July 2021 | 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

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

| | | |
|---|---|---|
| Completed on 31st December, 2021 | 19363 Sqmt | 1 BHK |

## Project Amenities

| | |
|---|---|
| **Sports** | Badminton Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
| **Leisure** | Amphitheatre,Yoga Room / Zone,Steam Room,Spa,Pet Friendly,Sit-out Area |
| **Business & Hospitality** | Banquet Hall,Party Lawn,Restaurant / Cafe,Clubhouse |
| **Eco Friendly Features** | Waste Segregation,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 |
|---|---|---|---|---|---|
| Building F | 2 | 16 | 7 | 1 BHK | 112 |
| Building G | 2 | 17 | 7 | 1 BHK | 119 |

| | | | | | |
|---|---|---|---|---|---|
| Building H | 2 | 17 | 7 | 1 BHK | 119 |

| | |
|---|---|
| **First Habitable Floor** | 1st |

## Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Goods Lift

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## FLAT INTERIORS

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| Configuration | RERA Carpet Range |
|---|---|
| 1 BHK | 458 sqft |
| 1 BHK | 458 sqft |
| 1 BHK | 458 sqft |

| | |
|---|---|
| **Floor To Ceiling Height** | Between 9 and 10 feet |

| | |
|---|---|
| **Views Available** | Open Grounds / Landscape / Project Amenities |

| | |
|---|---|
| **Flooring** | Marble Flooring,Vitrified Tiles,Anti Skid Tiles |
| **Joinery, Fittings & Fixtures** | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards |
| **Finishing** | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,False Ceiling,Laminated flush doors,Double glazed glass windows |
| **HVAC Service** | Split / Box A/C Provision |
| **Technology** | Optic Fiber Cable |
| **White Goods** | Modular Kitchen,Geyser,Air Conditioners,Washing Machine & Dryer,Refrigerator |

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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|

| | | | |
|---|---|---|---|
| 1 BHK | INR 16593.89 | -- | INR 7600000 |

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

| GST | Stamp Duty | Registration |
|---|---|---|
| 5% | 6% | INR 30000 |
| **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** | Time Linked Payment |
| **Bank Approved Loans** | Axis Bank,HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,SBI Bank |

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**Transaction History**

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

IRIS MIRA ROAD E

# 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** | 73 |
| **Infrastructure** | 62 |
| **Local Environment** | 100 |
| **Land & Approvals** | 58 |
| **Project** | 79 |
| **People** | 39 |
| **Amenities** | 84 |
| **Building** | 67 |
| **Layout** | 53 |

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| | |
|---|---|
| **Interiors** | 90 |
| **Pricing** | 30 |
| **Total** | **66/100** |

IRIS MIRA ROAD E

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