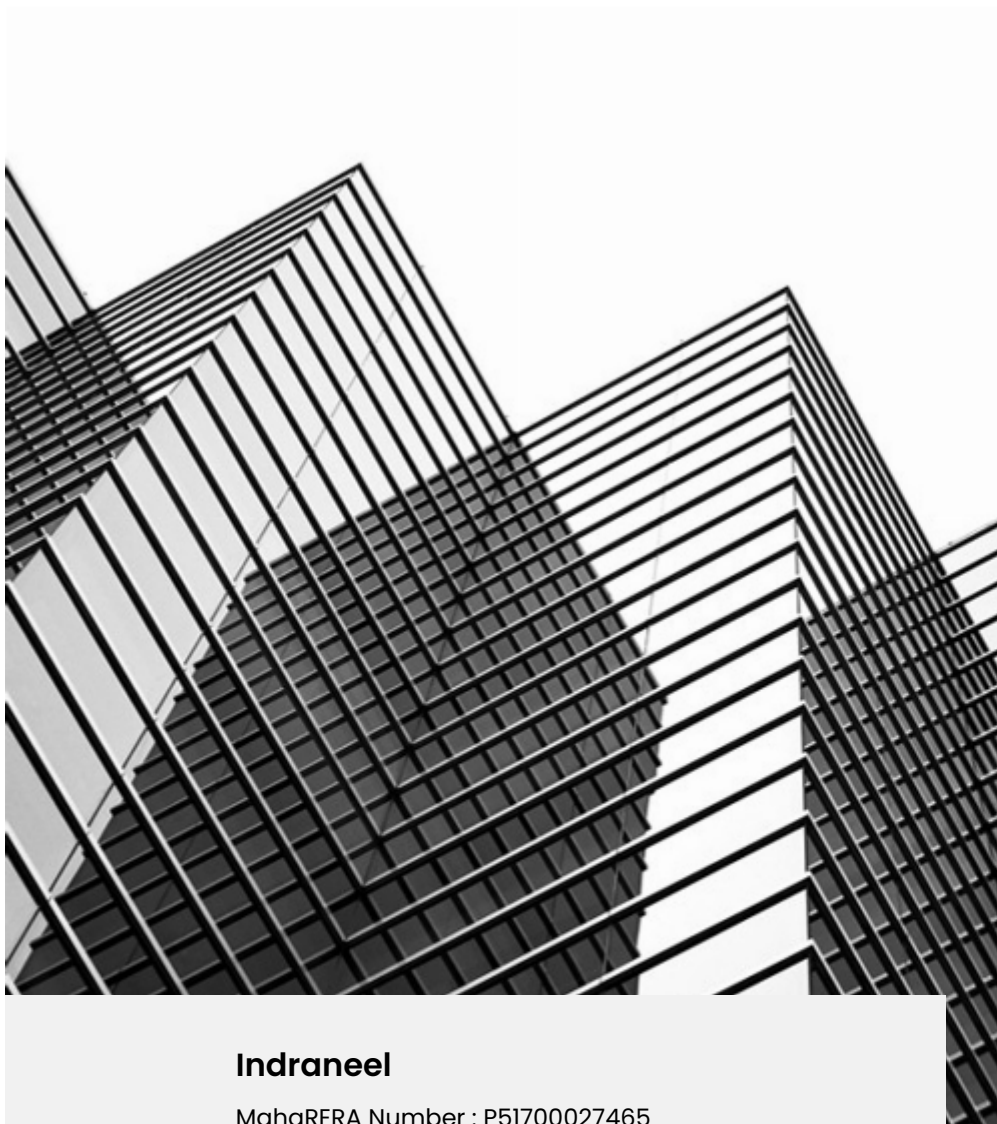


propscience.com

PROP REPORT



Indraneel

MahaRERA Number : P51700027465



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 |
|----------------|-------------------------|----------------|
| Bhayander East | Miraroad Police Station | 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 193 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **24.7 Km**
- Mangal Nagar Bus Stop **300 Mtrs**
- Mira Road Station East **2.6 Km**
- Beverly Park Road **1.0 Km**
- Sai Krupa Hospital **1.3 Km**
- RBK School **750 Mtrs**
- GCC Club **900 Mtrs**
- D Mart **4.0 Km**

LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| October 2022 | NA | 1 |

BUILDER & CONSULTANTS

Established in 1992 by Shri Mithalal Jain and Shri Bharat Jain, the organization has brought over 270 projects and has earned its reputation as a notable constructor. Known for his or her customer satisfaction, innovative architectural designs, timely delivery & good business ethics. The organization has brought a couple of projects. in Mira-Road and Bhayander.

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

PROJECT & AMENITIES

| Time Line | Size | Typography |
|-----------------------------|--------------|-------------|
| Completed on 30th May, 2027 | 5861.00 Sqmt | 2 BHK,3 BHK |

Project Amenities

| | |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------|
| Sports | Cricket Pitch,Multipurpose Court,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
| Leisure | Yoga Room / Zone,Senior Citizen Zone,Sit-out Area |
| Business & Hospitality | Banquet Hall,Clubhouse |
| Eco Friendly Features | Green Zone,Rain Water Harvesting,Water Storage,Solar Pannel |

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BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|----------------|----------------|
|------------|-----------------|--------------|-----------------|----------------|----------------|

| | | | | | |
|-----------------------|---|----|---|-------------|-----|
| Indraneel | 4 | 30 | 6 | 2 BHK,3 BHK | 180 |
| First Habitable Floor | | | | 6th | |

Services & Safety

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

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FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 2 BHK | 824 sqft |
| 3 BHK | 1519 sqft |

| | |
|-------------------------|----------------------------------------------|
| Floor To Ceiling Height | Greater than 10 feet |
| Views Available | Open Grounds / Landscape / Project Amenities |

| | |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Flooring | Marble Flooring,Wooden 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,Laminated flush doors,Double glazed glass windows |
| HVAC Service | VRV / VRF System,Split / Box A/C Provision |
| Technology | Optic Fiber Cable |
| White Goods | Chimney & Hob,Modular Kitchen,Geyser |

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COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------|
| 2 BHK | -- | -- | INR 13000000 |
| 3 BHK | -- | -- | INR 24000000 |

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 0 | INR 0 |

| | |
|----------------------------|-----------------------------------------------------------------|
| Festive Offers | The builder is not offering any festive offers at the moment. |
| Payment Plan | Construction Linked Payment |
| Bank Approved Loans | Axis Bank,HDFC Bank,Kotak Bank,PNB Housing Finance Ltd,SBI Bank |

Transaction History

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

INDRANEEL

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 | 55 |
| Connectivity | 73 |
| Infrastructure | 84 |
| Local Environment | 80 |
| Land & Approvals | 44 |
| Project | 85 |
| People | 39 |
| Amenities | 62 |
| Building | 67 |
| Layout | 75 |
| Interiors | 90 |
| Pricing | 40 |

Total

66/100

INDRANEEL

Disclaimer

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