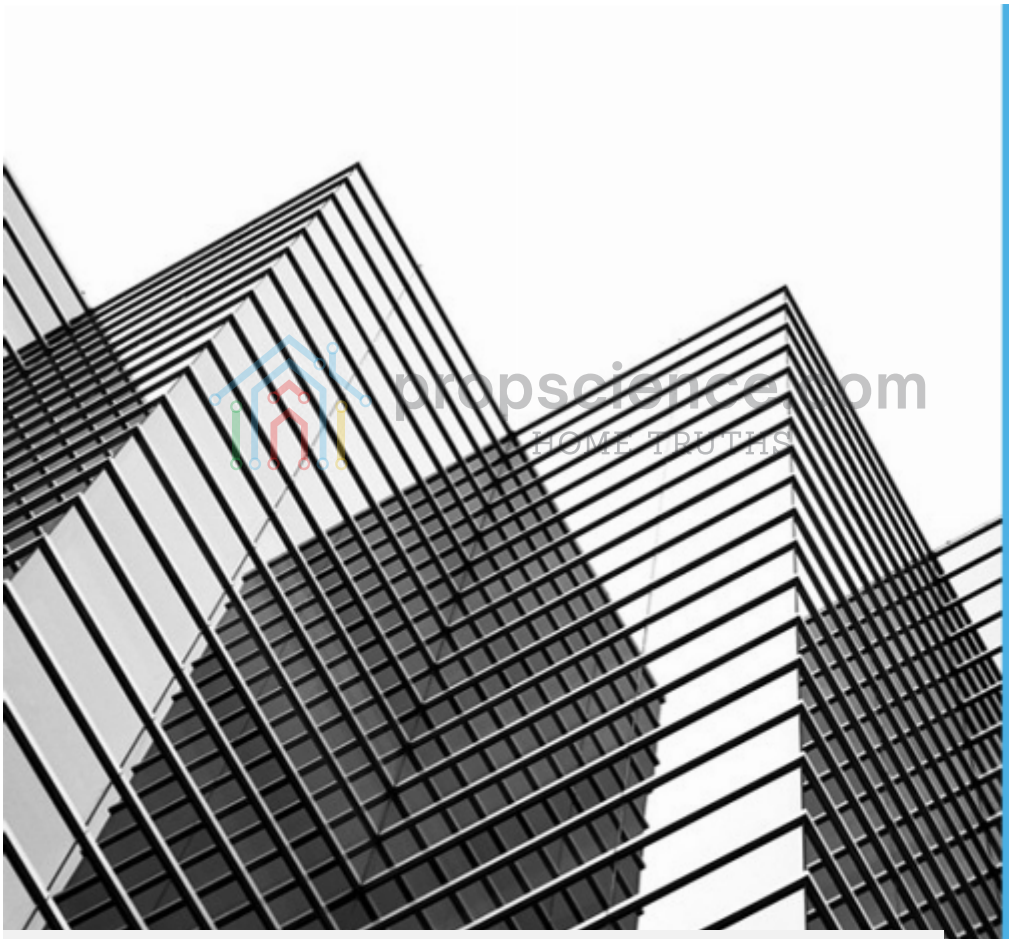
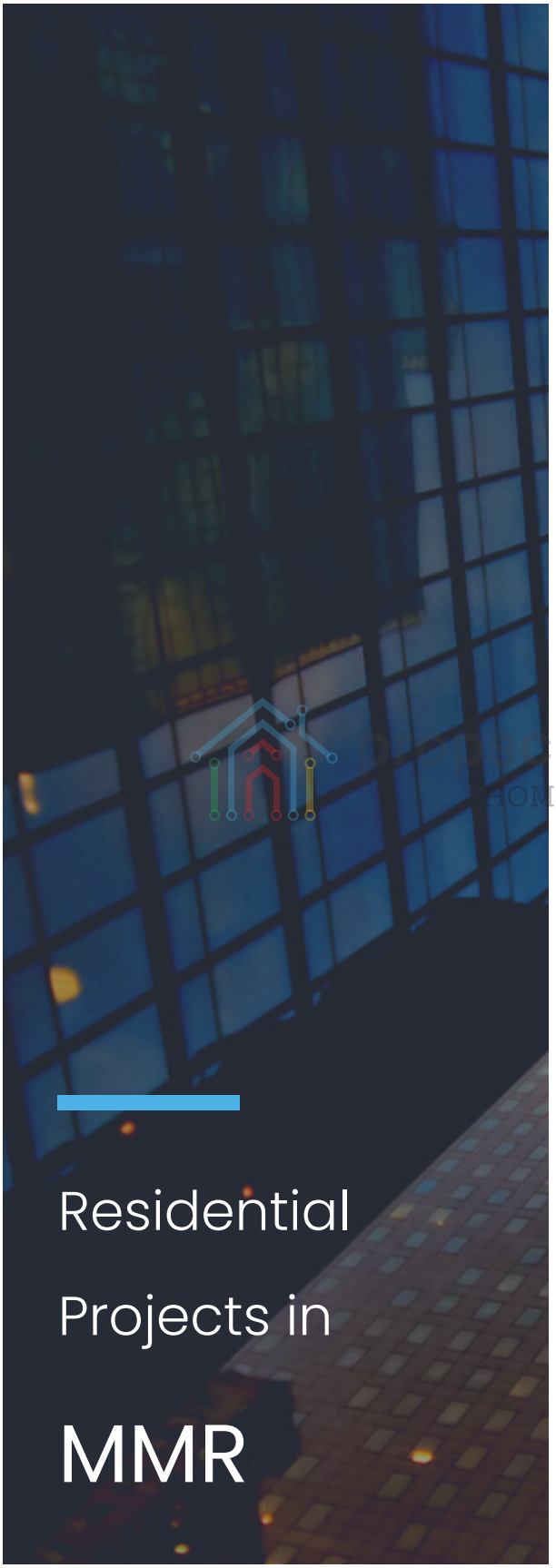
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PROP REPORT



Hiranandani Estate - Eagleridge Wing A

MahaRERA Number : P51700019923



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 Patlipada. Patlipada, formerly a village, is now part of the town of Thane. It has residential complexes and is the official residence of the Thane City Commissioner. is located on Ghodbunder Road, 6-7 km from Thane Station. Patlipada has a predominantly Maharashtrian communities along with sizable populations of North Indians, South Indians, Sindhis, Gujaratis, and Marwaris. Thane Municipal Transport (TMT), Brihanmumbai Electric Supply and Transport (BEST), MiraBhayandar Municipal Transport (MBMT) and MSRTC (State Transport) provide public bus services to the region. An automated metered rickshaw is available for travel within the city, as are regular taxis and air-conditioned taxis. Patlipada has good schools that offer classes in English and vernacular languages.

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Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 35 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji International Airport **27.5 Km**
- Arcadia **850 Mtrs**
- Thane Railway Station **9.0 Km**
- Ghodbunder Rd **1.2 Km**
- Hiranandani Hospital **1.6 Km**
- Hiranandani Foundation School **400 Mtrs**
- The Walk **1.0 Km**
- Eden R Mart **1.1 Km**

HIRANANDANI ESTATE - EAGLERIDGE WING A

LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
January 2023	3	1

HIRANANDANI ESTATE - EAGLERIDGE WING A

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor

NA	NA	NA

HIRANANDANI ESTATE - EAGLERIDGE WING A

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2025	413.33 Sqmt	2 BHK

Project Amenities

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Sports	Multipurpose Court,Swimming Pool,Jogging Track,Gymnasium
Leisure	Pet Friendly
Business & Hospitality	Clubhouse
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

HIRANANDANI ESTATE - EAGLERIDGE WING A

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Eagle Ridge - A	2	35	4	2 BHK	140

First Habitable Floor	1st

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,MyGate / Security Apps,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,Auto Rescue Device (ARD)

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HIRANANDANI ESTATE - EAGLERIDGE WING A

FLAT INTERIORS

Configuration	RERA Carpet Range

2 BHK	640 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

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,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	NA

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HIRANANDANI ESTATE - EAGLERIDGE WING A

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 26562.5	--	INR 17000000

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

GST	Stamp Duty	Registration
1%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 500000	INR 0

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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Time Linked Payment
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

HIRANANDANI ESTATE - EAGLERIDGE WING A

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	65
Infrastructure	100
Local Environment	100
Land & Approvals	64
Project	76
People	46
Amenities	56

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Building	78
Layout	53
Interiors	63
Pricing	30
Total	**66/100**

HIRANANDANI ESTATE - EAGLERIDGE WING A

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