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# PROP REPORT



**Hiranandani Lake Enclave - Glendale**

MahaRERA Number : P51700019542



## Residential Projects in MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 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.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| NA          | NA             | NA             |

## Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area.

## Connectivity & Infrastructure

- Chhatrapati Shivaji International Airport **27.9 Km**
- Bramand Metro Station **3.6 Km**
- Thane Railway Station **8.9 Km**
- Orchids The International School **2.4 Km**
- Viviana Mall **6.7 Km**

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## LAND & APPROVALS

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

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| Time Line                    | Size     | Typography |
|------------------------------|----------|------------|
| Completed on 30th June, 2025 | 300 Sqmt | 4 BHK      |

Project Amenities

|                        |                                                                          |
|------------------------|--------------------------------------------------------------------------|
| Sports                 | Badminton Court,Swimming Pool,Kids Play Area,Gymnasium,Indoor Games Area |
| Leisure                | Pet Friendly                                                             |
| Business & Hospitality | Visitor’s Room,ATM / Bank Attached,Clubhouse                             |
| Eco Friendly Features  | Waste Segregation,Rain Water Harvesting,Water Storage                    |

|                                        |
|----------------------------------------|
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|----------------------------------------|

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|----------------|----------------|
| Glendale   | 3               | 28           | 2               | 4 BHK          | 56             |

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

### Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

|                                        |  |
|----------------------------------------|--|
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|----------------------------------------|--|

## FLAT INTERIORS

|                              |                                                                 |
|------------------------------|-----------------------------------------------------------------|
| Configuration                | RERA Carpet Range                                               |
| 4 BHK                        | 1764 sqft                                                       |
| Floor To Ceiling Height      | NA                                                              |
| Views Available              | NA                                                              |
| Flooring                     | Marble Flooring,Wooden Flooring,Vitrified Tiles,Anti Skid Tiles |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform                              |

|                     |                                                                 |
|---------------------|-----------------------------------------------------------------|
| <b>Finishing</b>    | False Ceiling,Laminated flush doors,Double glazed glass windows |
| <b>HVAC Service</b> | NA                                                              |
| <b>Technology</b>   | NA                                                              |
| <b>White Goods</b>  | Modular Kitchen,Air Conditioners                                |

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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price    |
|---------------|---------------|-----------------|--------------|
| 4 BHK         | INR 26303.85  | --              | INR 46400000 |

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

| GST        | Stamp Duty      | Registration  |
|------------|-----------------|---------------|
| 5%         | 4%              | INR 30000     |
| Floor Rise | Parking Charges | Other Charges |
| NA         | INR 0           | INR 0         |

|                            |                                                                                                                          |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------|
| <b>Festive Offers</b>      | The builder is not offering any festive offers at the moment.                                                            |
| <b>Payment Plan</b>        | NA                                                                                                                       |
| <b>Bank Approved Loans</b> | 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.

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## 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.

|                 |              |
|-----------------|--------------|
| <b>Category</b> | <b>Score</b> |
| <b>Place</b>    | 63           |

|                             |               |
|-----------------------------|---------------|
| <b>Connectivity</b>         | 23            |
| <b>Infrastructure</b>       | 38            |
| <b>Local Environment</b>    | 30            |
| <b>Land &amp; Approvals</b> | 58            |
| <b>Project</b>              | 74            |
| <b>People</b>               | 46            |
| <b>Amenities</b>            | 54            |
| <b>Building</b>             | 53            |
| <b>Layout</b>               | 65            |
| <b>Interiors</b>            | 70            |
| <b>Pricing</b>              | 30            |
| <b>Total</b>                | <b>50/100</b> |

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