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PROP REPORT



Divine Residency

MahaRERA Number : P99000004430



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

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

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

Connectivity & Infrastructure

- Naigaon Railway Station **3.3 Km**
- Cardinal Gracias Memorial Hospital **2.4 Km**
- Pyramid Global School **3.4 Km**
- Miraj Cinemas Dattani **1.6 Km**

LAND & APPROVALS

Last updated on the MahaRERA website

On-Going
Litigations

RERA Registered
Complaints

NA

NA

NA

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BUILDER & CONSULTANTS

Project Funded By

Architect

Civil Contractor

NA

NA

NA

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HOME TRUTHS

PROJECT & AMENITIES

Time Line

Size

Typography

Completed on 31st August, 2019

0.36 Acre

1 BHK,2 BHK,3 BHK

Project Amenities

Sports

Swimming Pool,Kids Play Area

Leisure

Pet Friendly

| | |
|-----------------------------------|--|
| Business & Hospitality | NA |
| Eco Friendly Features | Waste Segregation,Rain Water Harvesting,Landscaped Gardens |

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BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------------------------|-----------------|--------------|-----------------|-------------------|----------------|
| Divine Residency | 1 | 5 | 4 | 1 BHK,2 BHK,3 BHK | 20 |
| First Habitable Floor | | | | | NA |


Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

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FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK | 615 sqft |
| 2 BHK | 845 - 875 sqft |
| 3 BHK | 1125 sqft |


| | |
|---|----|
| Floor To Ceiling Height | NA |
|  Views Available | NA |

| | |
|------------------------------|-----------------|
| Flooring | Vitrified Tiles |
| Joinery, Fittings & Fixtures | NA |
| Finishing | NA |
| HVAC Service | NA |
| Technology | NA |
| White Goods | NA |

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|------------------------|
| 1 BHK | INR 8099.19 | -- | INR 4981000 |
| 2 BHK | INR 8100.57 | -- | INR 6845000 to 7088000 |
| 3 BHK | INR 8102.22 | -- | INR 9115000 |

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

| | | |
|--|------------------------|----------------------|
|  GST | Stamp Duty | Registration |
| 0% | 6% | INR 30000 |
| Floor Rise | Parking Charges | Other Charges |
| NA | NA | NA |

| | |
|-----------------------|---|
| Festive Offers | The builder is not offering any festive offers at the moment. |
| Payment Plan | NA |

**Bank Approved
Loans**

Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,PNB
Housing Finance Ltd

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.

| Category | Score |
|-------------------|-------|
| Place | 55 |
| Connectivity | 23 |
| Infrastructure | 52 |
| Local Environment | 30 |
| Land & Approvals | 36 |

| | |
|---|------------------------------|
| Project | 55 |
| People | 39 |
| Amenities | 36 |
| Building | 53 |
| Layout | 49 |
| Interiors | 30 |
| Pricing | 30 |
|  | 41/100 HOME TRUTHS |

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