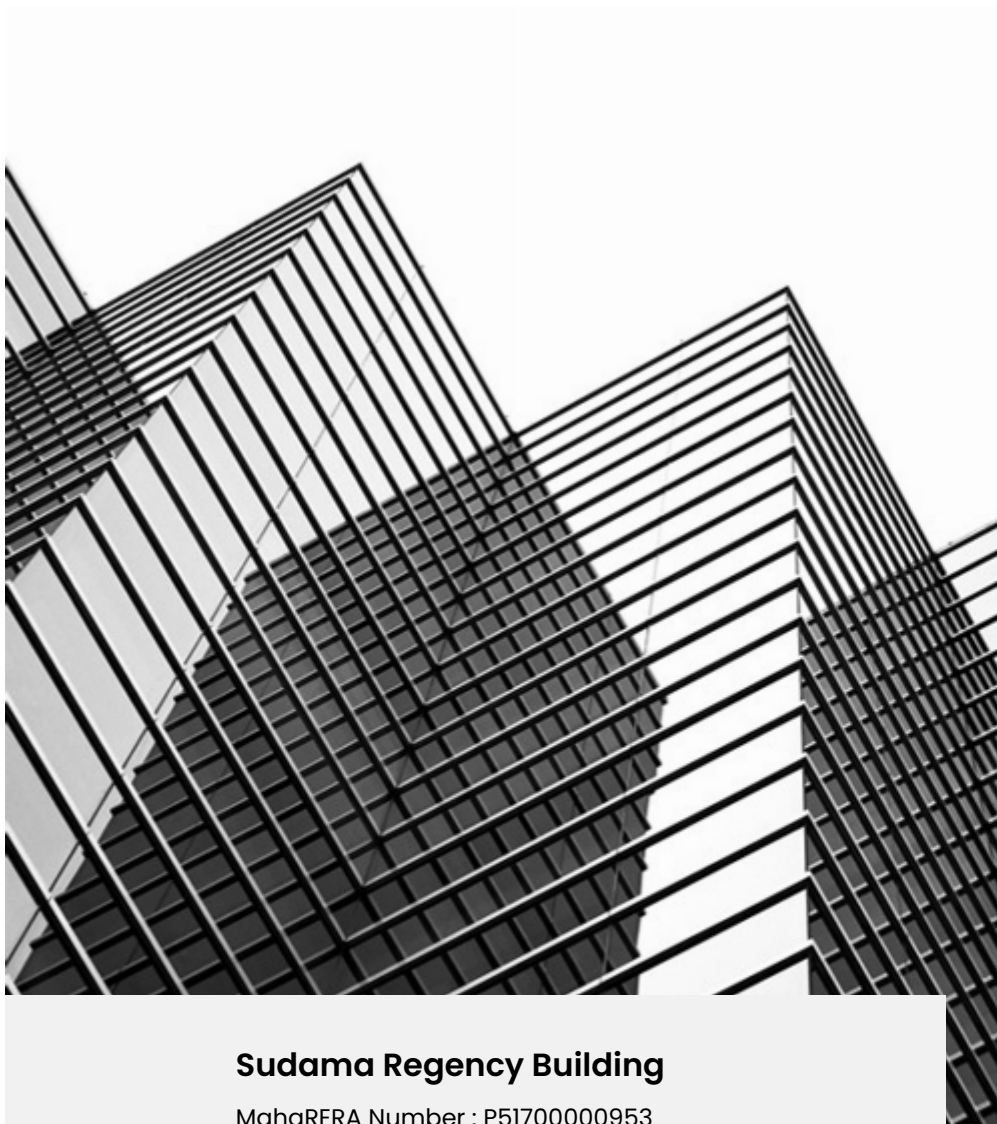


propscience.com

# PROP REPORT



**Sudama Regency Building**

MahaRERA Number : P51700000953



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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SUDAMA REGENCY

BUILDING

## LOCATION

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Post Office	Police Station	Municipal Ward
Diwa	Mumbra Police Station	NA

### Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 35 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **31.9 Km**
- Diva Junction **2.1 Km**
- Diva Junction **2.1 Km**
- Shilphata, Highway **3.7 Km**
- Jivdani hospital **6.6 Km**
- CVM Eng. HIGH SCHOOL DIVA **2.6 Km**
- Lodha Xperia Mall **7.7 Km**
- Big Bazaar Lodha Xperia Mall **7.7 Km**

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SUDAMA REGENCY

BUILDING

# 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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SUDAMA REGENCY  
BUILDING

# BUILDER & CONSULTANTS

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Founded by Mr. Mustak Shaikh in 2005. Samrin Group is known for its quality construction, utility based residential units and timely completion of mega projects spread across 25 lac sq. ft. Luxurious and Affordable Housing Projects, Slum Rehabilitation Development Projects and Commercial Complex since 2005 near Mumbai. Debuting in the year 2005 with a 21 storey tower 'Purnashanti Heights' at Thane.

Project Funded By	Architect	Civil Contractor
HDFC Bank	NA	NA

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SUDAMA REGENCY  
BUILDING

# PROJECT & AMENITIES

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Time Line	Size	Typography
Completed on 31st October, 2018	15589.99 Sqmt	1 BHK

## Project Amenities

<b>Sports</b>	Swimming Pool,Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	Yoga Room / Zone,Senior Citizen Zone,Pet Friendly
<b>Business &amp; Hospitality</b>	ATM / Bank Attached,Clubhouse,Multipurpose Hall
<b>Eco Friendly Features</b>	Landscaped Gardens,Water Storage,Eco Friendly Paint,Solar Pannel

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SUDAMA REGENCY  
BUILDING

## BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Building No 1	1	8	4	1 BHK	32
Building No 5	1	8	4	1 BHK	32

First Habitable Floor	1st
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## 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

SUDAMA REGENCY  
BUILDING

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	348 sqft

1 BHK

348 sqft

**Floor To Ceiling Height**

Between 9 and 10 feet

**Views Available**

Open Grounds / Landscape / Project Amenities

**Flooring**

Vitrified Tiles

**Joinery, Fittings & Fixtures**

Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards

**Finishing**

False Ceiling,Laminated flush doors,Double glazed glass windows

**HVAC Service**

NA

**Technology**

WIFI enabled

**White Goods**

NA

SUDAMA REGENCY  
BUILDING

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 2600000

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

GST	Stamp Duty	Registration
1%	5%	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>	Time Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,Bank of Baroda,Bank of India,Central Bank of India,DHFL Bank,HDFC Bank,Indialbulls Home Loans,IndusInd Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,Punjab & Sind Bank,Tata Capital,YES Bank

### Transaction History

Details of some of the latest transactions can be viewed in Annexure 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	38
Connectivity	73
Infrastructure	44
Local Environment	90
Land & Approvals	56
Project	76
People	48

<b>Amenities</b>	68
<b>Building</b>	78
<b>Layout</b>	53
<b>Interiors</b>	55
<b>Pricing</b>	30
<b>Total</b>	<b>59/100</b>

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SUDAMA REGENCY  
BUILDING

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