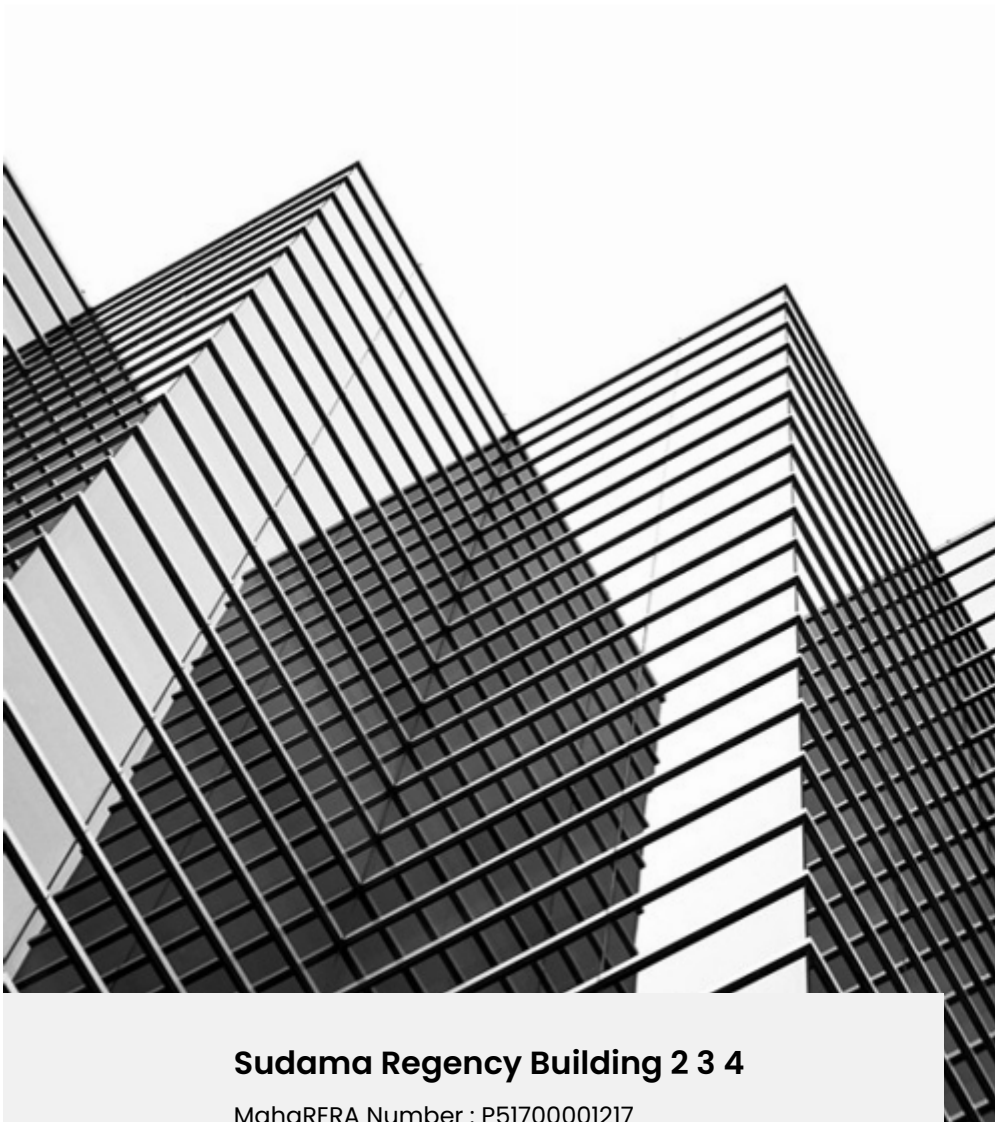


propscience.com

PROP REPORT



Sudama Regency Building 2 3 4

MahaRERA Number : P51700001217



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.

SUDAMA REGENCY

BUILDING 2 3 4

LOCATION

| 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 at all hours. The air pollution levels are 35 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **31.9 Km**
- Diva Junction **2.1 Km**
- Diva Junction **2.1 Km**
- Mumbra Bypass Rd **16.6 Km**
- Jivdani hospital **6.6 Km**
- S.M.G Vidyamandir & Jr College **1.8 Km**
- LODHA Xperia Mall **7.7 Km**
- D-Mart Dombivali **8.3 Km**

SUDAMA REGENCY

BUILDING 2 3 4

LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| NA | NA | 2 |

SUDAMA REGENCY

BUILDING 2 3 4

BUILDER & CONSULTANTS

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 |
|-------------------|-----------|------------------|
| DHFL Bank | NA | NA |

SUDAMA REGENCY

BUILDING 2 3 4

PROJECT & AMENITIES

| Time Line | Size | Typography |
|----------------------------------|---------------|-------------|
| Completed on 30th December, 2023 | 15589.99 Sqmt | 1 BHK,2 BHK |

Project Amenities

| | |
|------------------------|---|
| Sports | Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium |
| Leisure | Yoga Room / Zone,Senior Citizen Zone,Pet Friendly |
| Business & Hospitality | ATM / Bank Attached,Clubhouse |
| Eco Friendly Features | Rain Water Harvesting,Landscaped Gardens,Water Storage,Solar Pannel |

| |
|----------------|
| SUDAMA REGENCY |
| BUILDING 2 3 4 |

BUILDING LAYOUT

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

| | | | | | |
|------------------------------------|---|----|---|-------------|-----|
| Sudama Regency Building No 2 | 3 | 22 | 4 | 1 BHK,2 BHK | 88 |
| Sudama Regency Building No 3 | 3 | 22 | 4 | 2 BHK | 88 |
| Sudama Regency Building No 4 | 3 | 22 | 4 | 1 BHK,2 BHK | 88 |
| 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 :** There are nalas / contaminated water outlets near the project
- **Vertical Transportation :** High Speed Elevators

SUDAMA REGENCY
BUILDING 2 3 4

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK | 350 – 359 sqft |
| 2 BHK | 451 sqft |
| 2 BHK | 451 – 481 sqft |
| 1 BHK | 350 – 370 sqft |
| 2 BHK | 451 sqft |

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

| | |
|------------------------------|---|
| Flooring | Marble Flooring,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,Laminated flush doors,Double glazed glass windows |
| HVAC Service | NA |

| | |
|-------------|--------------|
| Technology | WIFI enabled |
| White Goods | NA |

SUDAMA REGENCY
BUILDING 2 3 4

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|------------------------|
| 1 BHK | -- | -- | INR 2700000 to 2800000 |
| 2 BHK | -- | -- | INR 3400000 to 3600000 |

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

| GST | Stamp Duty | Registration |
|------------|-----------------|---------------|
| 6% | 5% | INR 30000 |
| Floor Rise | Parking Charges | Other Charges |
| NA | INR 300000 | 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,Bank of Baroda,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,Indialbulls Home Loans,IndusInd Bank,PNB Housing Finance Ltd,SBI Bank,Tata Capital,YES Bank |

Transaction History

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

SUDAMA REGENCY
BUILDING 2 3 4

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 | 65 |
| Infrastructure | 44 |
| Local Environment | 63 |
| Land & Approvals | 56 |
| Project | 79 |
| People | 48 |
| Amenities | 62 |
| Building | 55 |
| Layout | 53 |
| Interiors | 73 |
| Pricing | 40 |
| Total | 56/100 |

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