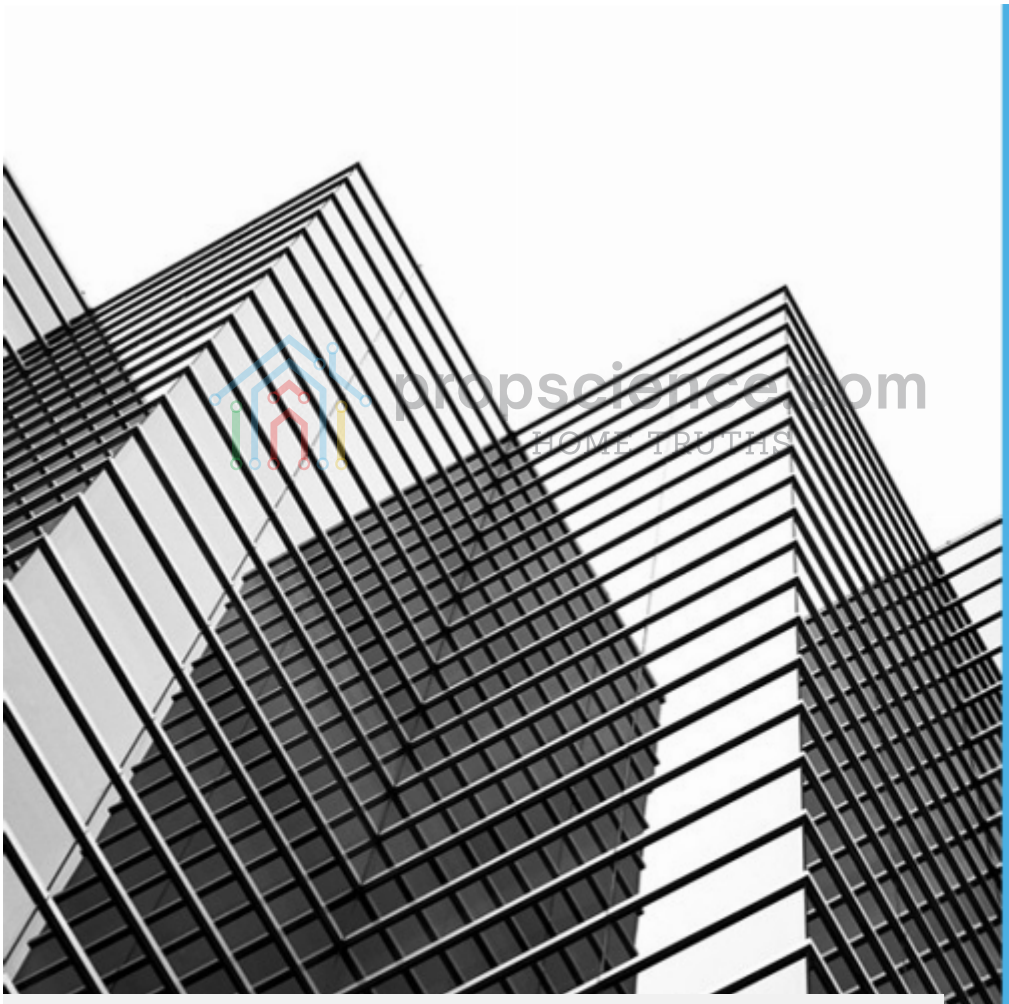
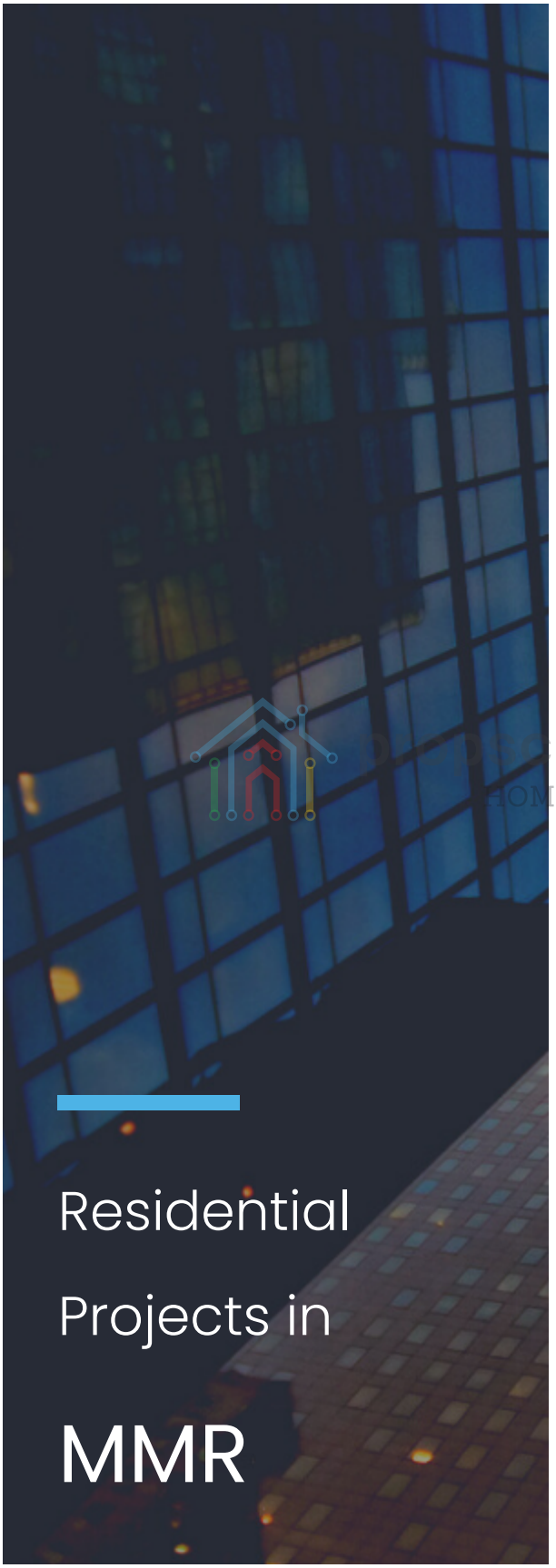
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PROP REPORT



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.

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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.

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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**

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

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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
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

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MORE PROJECTS

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

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- **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

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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

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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.

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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	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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HOME TRUTHS

SUDAMA REGENCY

BUILDING 2 3 4

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