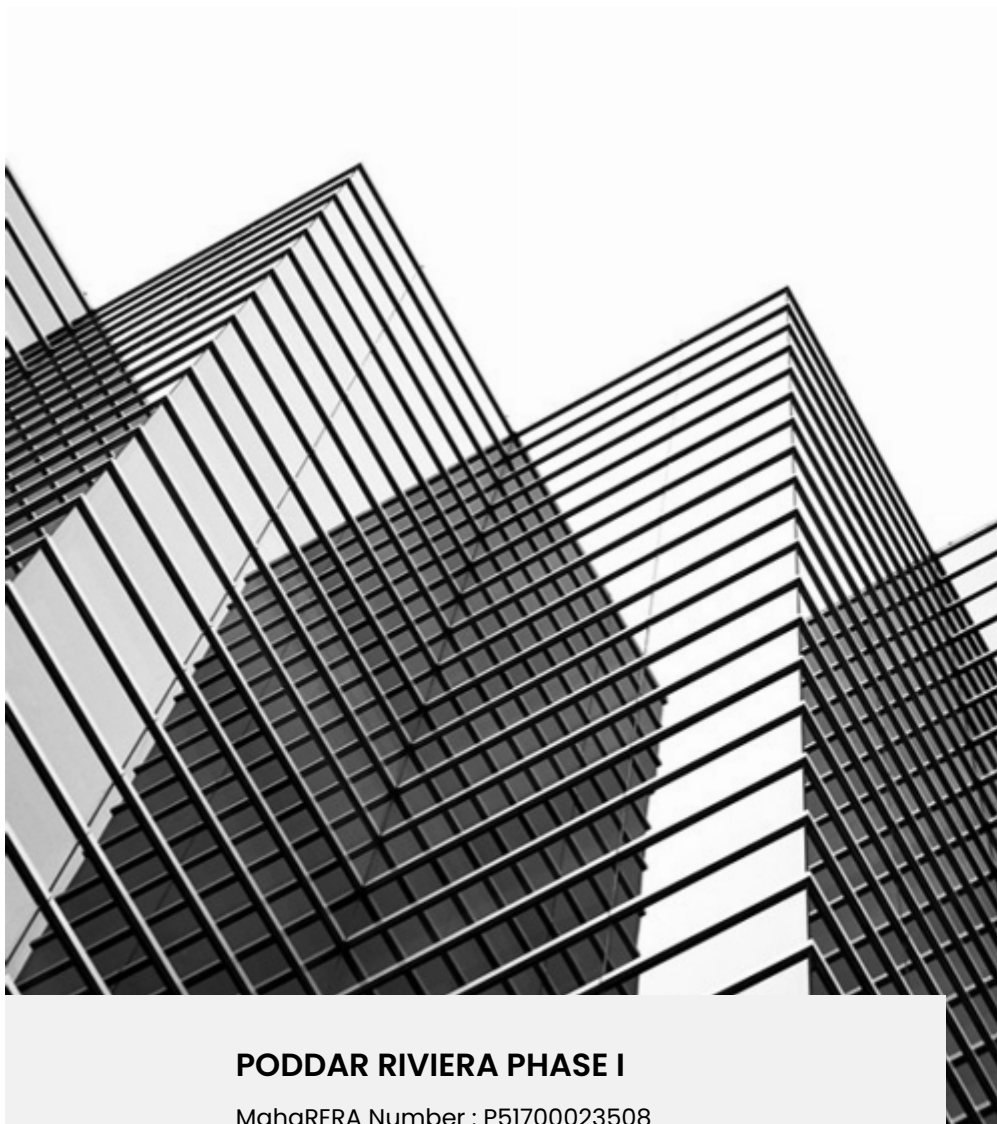


propscience.com

PROP REPORT



PODDAR RIVIERA PHASE I

MahaRERA Number : P51700023508



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 |
|--------------|---------------------------|----------------|
| Ulhasnagar-1 | Ulhasnagar Police Station | Ward 1 |

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 94 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **46.1 Km**
- Kalyan Bus Depot **5.7 Km**
- Shahad Railway Station **2.6 Km**
- Kalyan Murbad road **200 Mtrs**
- Century Rayon Hospital Trust **1.9 Km**
- Century Rayon High School **1.2 Km**
- Metro Junction Mall **8.1 Km**
- D-Mart **1.1 Km**

LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| July 2022 | NA | 1 |

PODDAR RIVIERA PHASE I

BUILDER & CONSULTANTS

PHDL is a part of the Poddar Group, which is one of India's oldest business families. The Company has delivered approximately 5,000 apartments in the last 7 years. The developments have covered the cities of Mumbai and Pune. With the aim to create reasonably priced standards of living, there have been recent developments of affordable housing projects for sale in Mumbai. Therefore, the Group is also focusing on value housing segments in Mumbai within the MMRDA region.

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| HDFC Bank | NA | NA |

PODDAR RIVIERA PHASE I

PROJECT & AMENITIES

| Time Line | Size | Typography |
|-----------|------|------------|
|-----------|------|------------|

Completed on 30th September, 2024

18 Acre

1 BHK,1.5 BHK,2 BHK

Project Amenities

| | |
|-----------------------------------|---------------------------------------------------------------------------------------------|
| Sports | Swimming Pool,Jogging Track,Gymnasium,Indoor Games Area |
| Leisure | Amphitheatre,Temple |
| Business & Hospitality | Clubhouse,Multipurpose Hall |
| Eco Friendly Features | Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Charging Ports - Electrical Cars |

PODDAR RIVIERA PHASE I

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|---------------------|----------------|
| A 1 | 3 | 21 | 8 | 1 BHK,1.5 BHK,2 BHK | 168 |
| A 2 | 3 | 21 | 8 | 1 BHK,1.5 BHK,2 BHK | 168 |

| | | | | | |
|-----------------------|---|----|----|---------------------|-----------|
| A 3 | 3 | 21 | 8 | 1 BHK,1.5 BHK,2 BHK | 168 |
| A 4 | 3 | 21 | 10 | 1 BHK,1.5 BHK,2 BHK | 210 |
| First Habitable Floor | | | | | 1st floor |

Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety** : Sprinkler System,Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Stretcher Lift

PODDAR RIVIERA PHASE I

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK | 342 sqft |
| 1.5 BHK | 421 sqft |
| 2 BHK | 533 sqft |

| | |
|---------|----------|
| 1 BHK | 342 sqft |
| 1.5 BHK | 421 sqft |
| 2 BHK | 533 sqft |
| 1 BHK | 342 sqft |
| 1.5 BHK | 421 sqft |
| 2 BHK | 533 sqft |
| 1 BHK | 342 sqft |
| 1.5 BHK | 421 sqft |
| 2 BHK | 518 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,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 | NA |
| White Goods | NA |

PODDAR RIVIERA PHASE I

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|------------------------|
| 1.5 BHK | INR 10261.28 | INR 4320000 | INR 4800000 |
| 1 BHK | INR 9528.95 | INR 3258900 | INR 3621000 |
| 2 BHK | INR 10250.97 | INR 5310000 | INR 5900000 to 6100000 |

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

| | | |
|------------|-------------------|---------------------|
| GST | Stamp Duty | Registration |
|------------|-------------------|---------------------|

| | | |
|-------------------|------------------------|----------------------|
| 5% | 6% | INR 30000 |
| Floor Rise | Parking Charges | Other Charges |
| NA | INR 350000 | NA |

| | |
|----------------------------|----------------------------------------------------------------------------|
| Festive Offers | The builder is not offering any festive offers at the moment. |
| Payment Plan | Construction Linked Payment |
| Bank Approved Loans | Axis Bank,HDFC Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,SBI Bank |

Transaction History

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

PODDAR RIVIERA PHASE I

ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price | Rate per sq.ft. |
|------------------|-------------|-------|-------------|-----------------|
| June 2022 | 359 | 12 | INR 2948655 | INR 8213.52 |
| May 2022 | 359 | 6 | INR 2862955 | INR 7974.81 |

| | | | | |
|-----------------------|-----|----|-------------|-------------|
| May 2022 | 359 | 9 | INR 2952673 | INR 8224.72 |
| March 2022 | 422 | 16 | INR 3809554 | INR 9027.38 |
| March 2022 | 343 | 15 | INR 3054356 | INR 8904.83 |
| February 2022 | 534 | 19 | INR 4499999 | INR 8426.96 |
| January 2022 | 422 | 10 | INR 4045545 | INR 9586.6 |
| January 2022 | 422 | 14 | INR 3755842 | INR 8900.1 |
| October 2021 | 422 | 12 | INR 4082971 | INR 9675.29 |
| October 2021 | 343 | 10 | INR 2852070 | INR 8315.07 |
| September 2021 | 343 | 12 | INR 2898493 | INR 8450.42 |
| September 2021 | 343 | 2 | INR 2822871 | INR 8229.94 |
| August 2021 | 343 | 7 | INR 2817493 | INR 8214.27 |
| August 2021 | 343 | 9 | INR 2885767 | INR 8413.31 |

| | | | | |
|--------------------|-----|----|-------------|-------------|
| August 2021 | 518 | 15 | INR 4499999 | INR 8687.26 |
| July 2021 | 343 | 18 | INR 2860000 | INR 8338.19 |
| July 2021 | 343 | 3 | INR 2962167 | INR 8636.06 |
| July 2021 | 518 | 14 | INR 4499999 | INR 8687.26 |
| June 2021 | 422 | 6 | INR 3409698 | INR 8079.85 |
| June 2021 | 534 | 9 | INR 4821160 | INR 9028.39 |

PODDAR RIVIERA PHASE I

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 | 30 |
| Connectivity | 65 |

| | |
|-----------------------------|---------------|
| Infrastructure | 72 |
| Local Environment | 100 |
| Land & Approvals | 64 |
| Project | 73 |
| People | 65 |
| Amenities | 56 |
| Building | 65 |
| Layout | 53 |
| Interiors | 65 |
| Pricing | 40 |
| Total | 62/100 |

PODDAR RIVIERA PHASE I

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