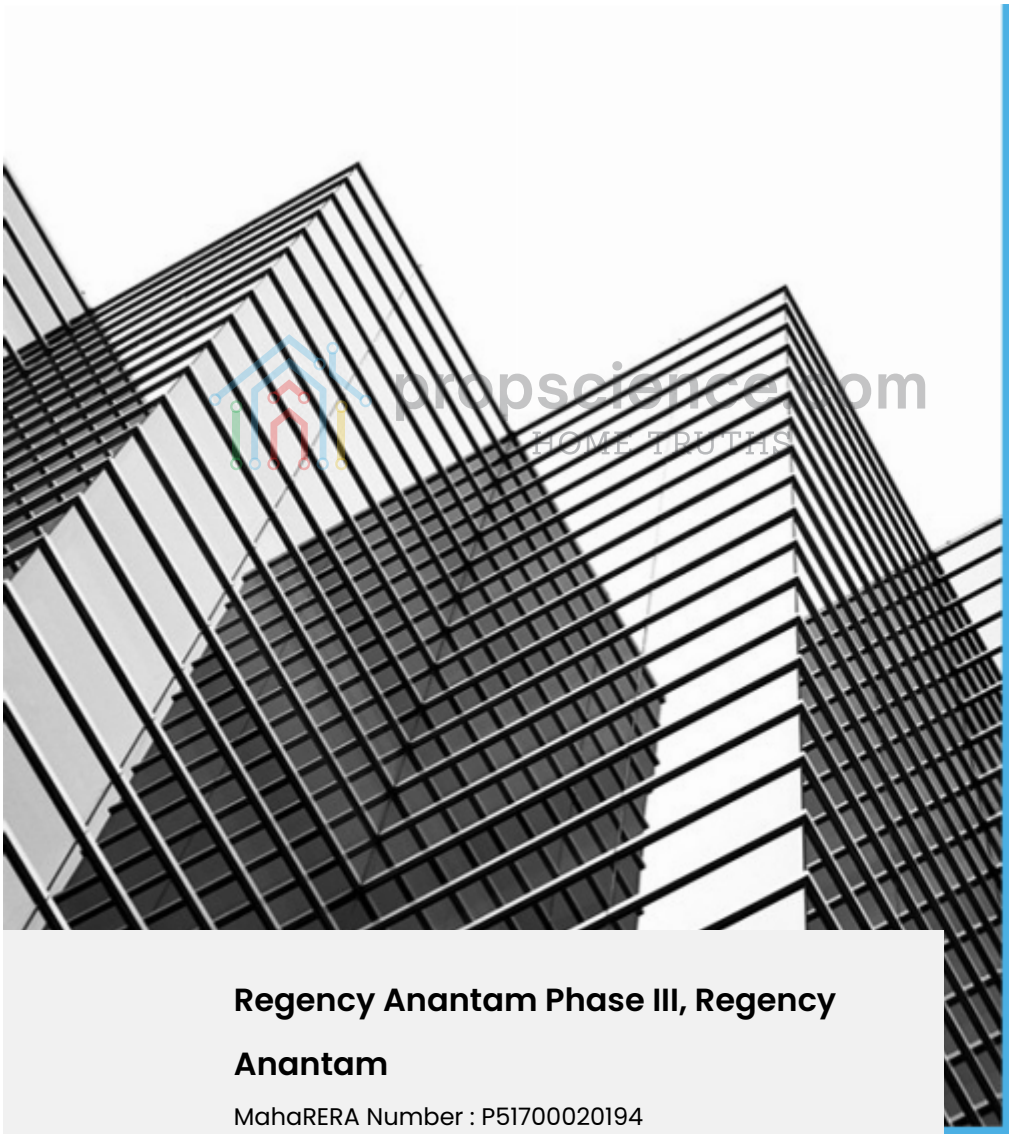
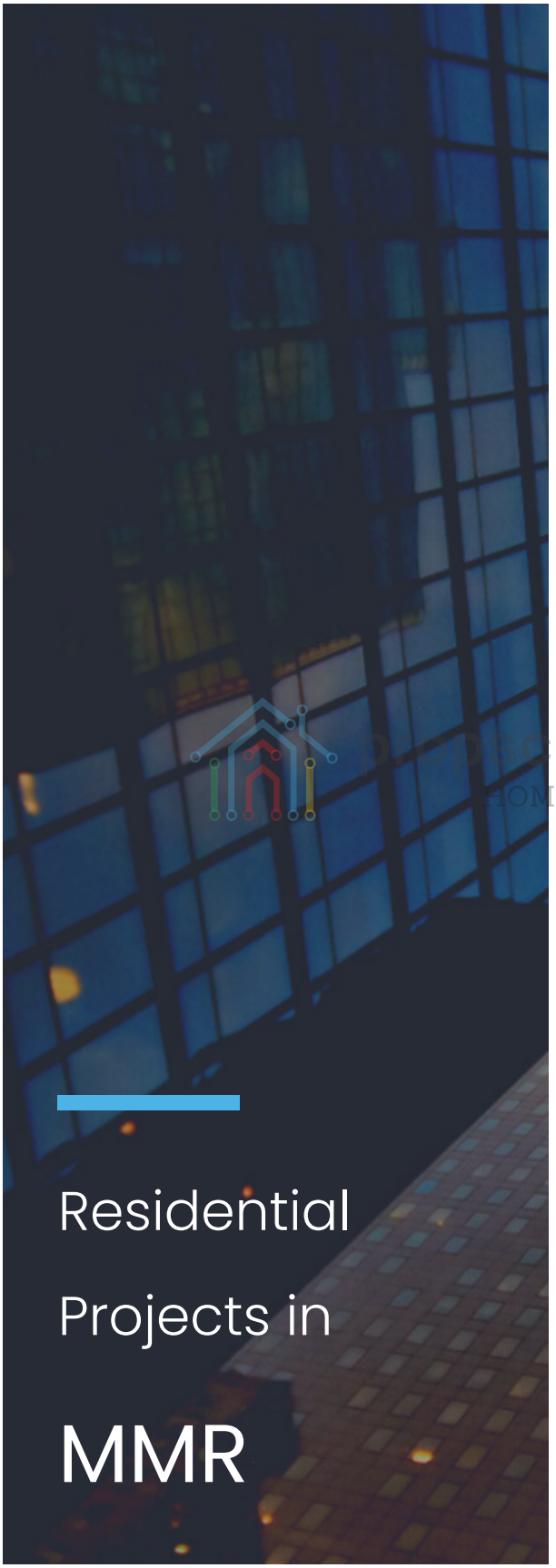
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PROP REPORT



Regency Anantam Phase III, Regency Anantam

MahaRERA Number : P51700020194



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

The project is in Dombivali East. Kalyan Dombivli is a twin city, that is part of the Mumbai Metropolitan Region. Located in the western half of Maharashtra, it is one of the largest cities of the state with a population of 12.46 lac people spread across 27 villages as per the 2011 census. Dombivli Kalyan has been included the government of India's smart city plan for the state. The area has good connectivity with over 10lac commuters traveling to neighbouring cities and towns every day. Several renowned builders are building large self-sustaining townships in the area opening plenty affordable housing options for locals as well as residents of neighbouring localities. The real estate prices remain attractive, making it a popular option for young families. Some drawbacks of the area include lack of open or recreational green spaces, poor sewer systems, and lack of super-specialty hospitals.

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Post Office	Police Station	Municipal Ward
Dombivali I.A.	NA	Ward E

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 142 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Terminal Building **46.6 Km**
- Chhatrapati Shivaji Maharaj International Airport **42 Km**
- MSRTC Bus Depot **2.8 Km**
- Dombivli Station **4.3 Km**
- Kalyan shilphata road **1.1 Km**
- BAJ RR Hospital **1.6 Km**
- Narayana E-Techno School & Jr. College **600 Mtrs**
- Xperia Mall **7.5 Km**
- D Mart **4.5 Km**

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LAND & APPROVALS

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

REGENCY ANANTAM PHASE III, REGENCY ANANTAM

BUILDER & CONSULTANTS

Under the competent guidance of its Chairman and Managing Director, Mr. Mahesh Agarwal, the Regency Group has effectively created a place in the hearts of the connoisseurs of luxury. They have developed over 13 million square feet, completed over 20 projects, and built over 17,000 homes based on their solid and strong moral fibre. Regency Group has projects in Dombivali, Kalyan, Kharghar, Thane, Pune, and Lonavala, among other places. Their main goal is to establish confidence by maintaining efficiency and openness, as well as a distinct architectural style and a unique approach to consumer needs.

Project Funded By	Architect	Civil Contractor
Kotak Bank	NA	NA

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REGENCY ANANTAM PHASE III, REGENCY ANANTAM

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2023	38498.94 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Library / Reading Room,Senior Citizen Zone,Temple,Sit-out Area
Business & Hospitality	Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Herb Garden,Rain Water Harvesting,Landscaped Gardens,Water Storage

REGENCY ANANTAM PHASE III, REGENCY ANANTAM

BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Alpine	3	25	8	2 BHK	200
Begonia	3	25	8	2 BHK	200
Blossom	3	25	8	2 BHK	200
Bluebell	3	25	8	1 BHK	200

Primrose	3	25	8	1 BHK	200
Rosalyn	3	25	8	1 BHK	200
Rosemary	3	25	8	1 BHK	200

First Habitable Floor	4th

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,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

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REGENCY ANANTAM PHASE III, REGENCY ANANTAM

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	636 - 640 sqft

2 BHK	636 - 640 sqft
2 BHK	640 sqft
1 BHK	430 sqft
1 BHK	430 sqft
1 BHK	430 sqft
1 BHK	430 sqft

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

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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	Geyser,Water Purifier,Air Conditioners

REGENCY ANANTAM PHASE III, REGENCY ANANTAM

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 11406.25	INR 7300000	INR 8030000
1 BHK	INR 11627.91	INR 5000000	INR 5500000

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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 500000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	PNB Housing Finance Ltd

Transaction History

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

REGENCY ANANTAM PHASE III, REGENCY ANANTAM

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
October 2022	430	NA	INR 5261400	INR 12235.81
October 2022	430	NA	INR 5752800	INR 13378.6
October 2022	430	NA	INR 5602800	INR 13029.77

September 2022	430	NA	INR 5477800	INR 12739.07
September 2022	430	NA	INR 5574257	INR 12963.39
September 2022	430	NA	INR 5336400	INR 12410.23
September 2022	430	NA	INR 5602800	INR 13029.77
September 2022	640	NA	INR 8851200	INR 13830
September 2022	430	NA	INR 5366400	INR 12480
September 2022	430	NA	INR 5602800	INR 13029.77
September 2022	636	NA	INR 8448500	INR 13283.81
September 2022	640	NA	INR 8525000	INR 13320.31
September 2022	430	NA	INR 5703400	INR 13263.72

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September 2022	640	NA	INR 8650000	INR 13515.63
September 2022	636	NA	INR 8525000	INR 13404.09
September 2022	636	NA	INR 7710000	INR 12122.64
September 2022	430	NA	INR 5742800	INR 13355.35
September 2022	640	NA	INR 8400000	INR 13125
August 2022	640	NA	INR 8394200	INR 13115.94
August 2022	636	NA	INR 8350000	INR 13128.93

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REGENCY ANANTAM PHASE III, REGENCY ANANTAM

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	64
Local Environment	90
Land & Approvals	56
Project	82
People	50
Amenities	62
Building	65
Layout	53
Interiors	73
Pricing	40

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Total	**62/100**

REGENCY ANANTAM PHASE III, REGENCY ANANTAM

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