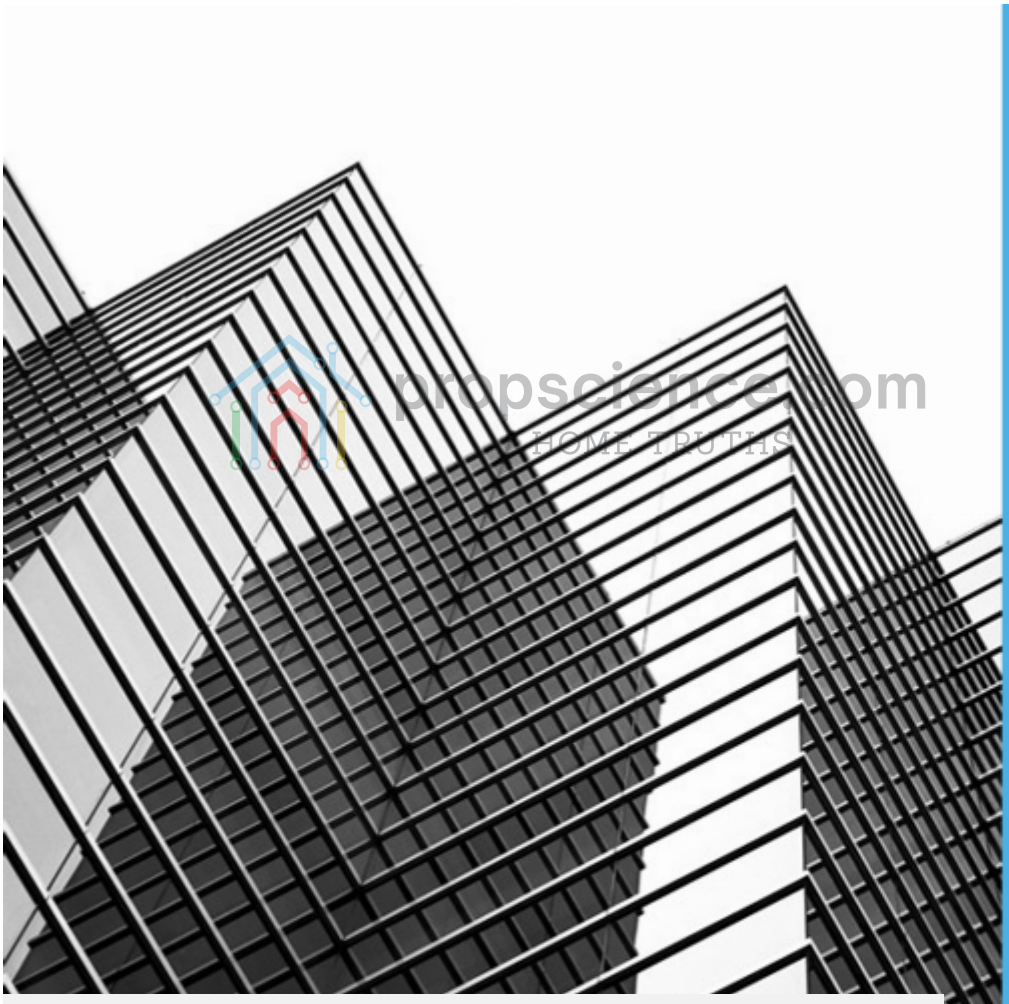
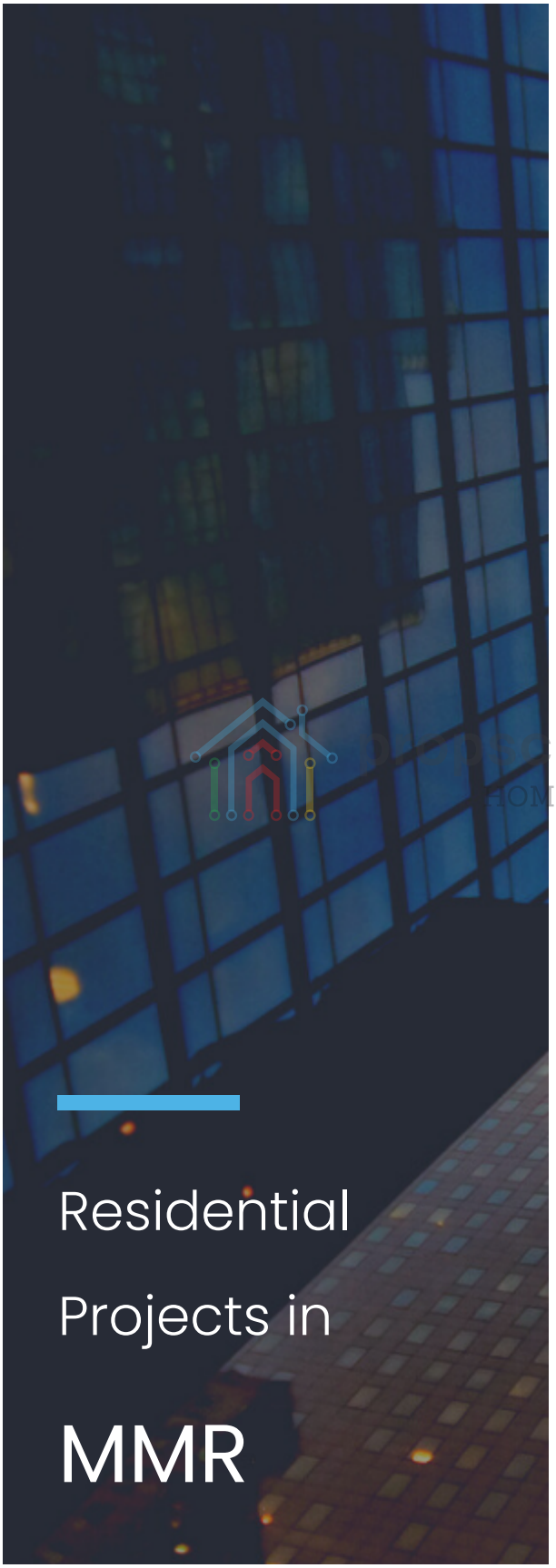
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# PROP REPORT




## Regency Anantam Phase II

MahaRERA Number : P51700020186



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 |
|---|---|---|
| Shilphata S.O | 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 113 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, Dombivli **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**

REGENCY ANANTAM
PHASE II

# LAND & APPROVALS

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

REGENCY ANANTAM
PHASE II

# 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 |
|---|---|---|
| NA | NA | NA |

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REGENCY ANANTAM
PHASE II

# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|
| Completed on 31st August, 2021 | 39093.40 Sqmt | 1 BHK,2 BHK |

## Project Amenities

| | |
|---|---|
| **Sports** | Jogging Track,Gymnasium,Indoor Games Area |

| | |
|---|---|
| **Leisure** | Pet Friendly,Temple |
| **Business & Hospitality** | ATM / Bank Attached,Clubhouse,Multipurpose Hall |
| **Eco Friendly Features** | Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage |

REGENCY ANANTAM
PHASE II

# BUILDING LAYOUT

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| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| Bonica | 3 | 25 | 8 | 2 BHK | 200 |
| Caesar | 3 | 25 | 8 | 2 BHK | 200 |
| Catalina | 3 | 25 | 8 | 2 BHK | 200 |
| Cress | 3 | 25 | 8 | 1 BHK | 200 |
| Cornel | 3 | 25 | 8 | 2 BHK | 200 |
| Molinia | 3 | 26 | 8 | 1 BHK | 208 |

| | | | | | |
|---|---|---|---|---|---|
| Papyrus | 3 | 26 | 8 | 1 BHK | 208 |

| | |
|---|---|
| **First Habitable Floor** | 4th |

## Services & Safety

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

REGENCY ANANTAM PHASE II

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# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---|---|
| 2 BHK | 636 - 640 sqft |
| 2 BHK | 636 - 640 sqft |
| 2 BHK | 636 - 640 sqft |
| 1 BHK | 430 sqft |

| | |
|---|---|
| 2 BHK | 636 - 640 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 |

| | |
|---|---|
| **Flooring** | Vitrified Tiles |
| **Joinery, Fittings & Fixtures** | Sanitary Fittings,Kitchen Platform,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** | Split / Box A/C Provision |
| **Technology** | NA |
| **White Goods** | Geyser,Water Purifier,Air Conditioners |

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REGENCY ANANTAM
PHASE II

# 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 |

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

| GST | Stamp Duty | Registration |
|---|---|---|
| 0% | 6% | INR 30000 |

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| 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** | Axis Bank,HDFC Bank,ICICI Bank,Kotak Bank,SBI Bank |

**Transaction History**

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

REGENCY ANANTAM

PHASE II

# 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.

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| Category | Score |
|---|---|
| **Place** | 38 |
| **Connectivity** | 73 |
| **Infrastructure** | 64 |
| **Local Environment** | 90 |
| **Land & Approvals** | 50 |
| **Project** | 77 |
| **People** | 46 |

| | |
|---|---|
| **Amenities** | 62 |
| **Building** | 67 |
| **Layout** | 53 |
| **Interiors** | 73 |
| **Pricing** | 40 |
| **Total** | **61/100** |



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