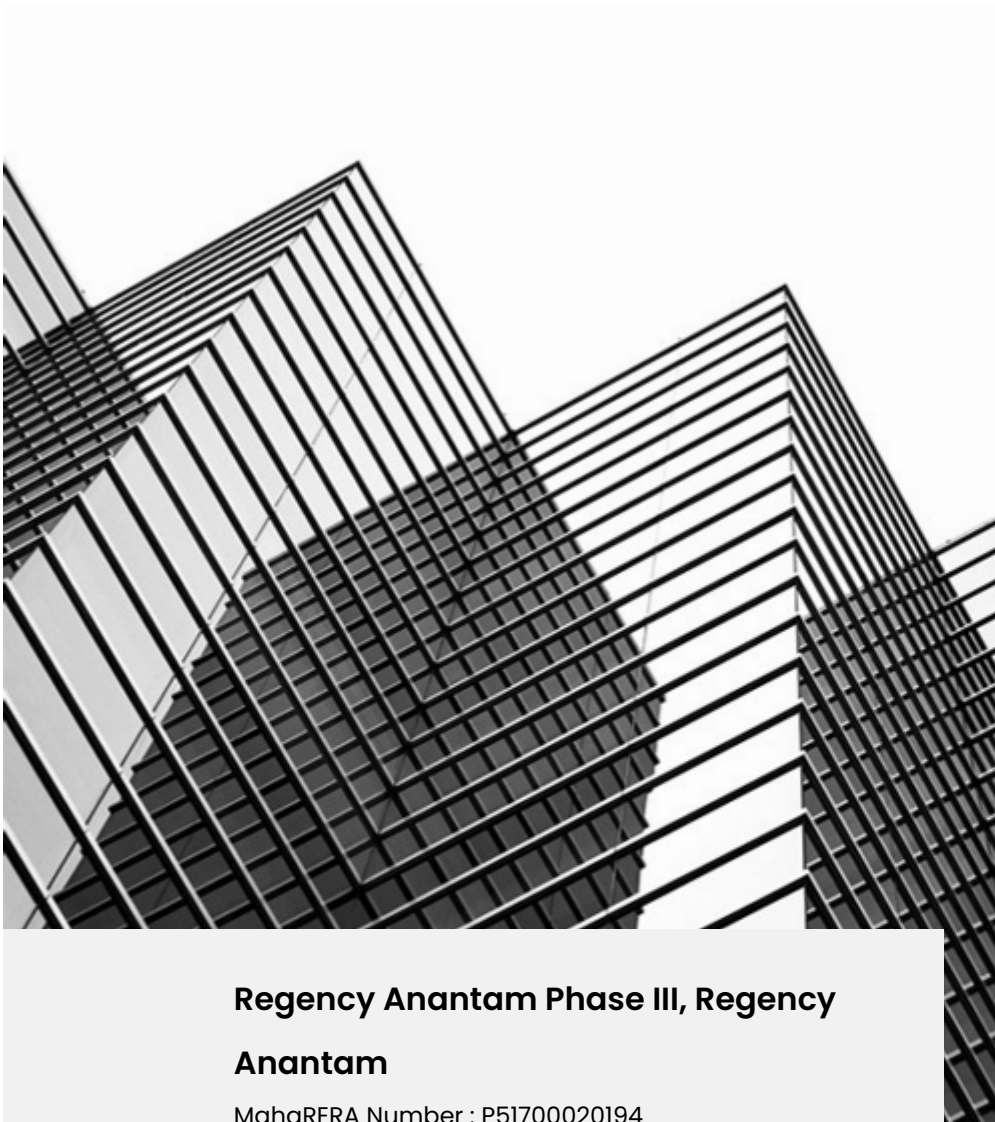


PROP REPORT



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.

REGENCY ANANTAM
PHASE III, REGENCY
ANANTAM

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.

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**

REGENCY ANANTAM

PHASE III, REGENCY

ANANTAM

LAND & APPROVALS

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

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

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,Stretchers Lift

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

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
1 BHK	INR 11627.91	INR 5000000	INR 5500000
2 BHK	INR 11406.25	INR 7300000	INR 8030000

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

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	640	NA	INR 8650000	INR 13515.63

September 2022	636	NA	INR 8525000	INR 13404.09
September 2022	430	NA	INR 5703400	INR 13263.72
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	636	NA	INR 8350000	INR 13128.93
August 2022	640	NA	INR 8394200	INR 13115.94

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

Total

62/100

REGENCY ANANTAM

PHASE III, REGENCY

ANANTAM

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable

law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.