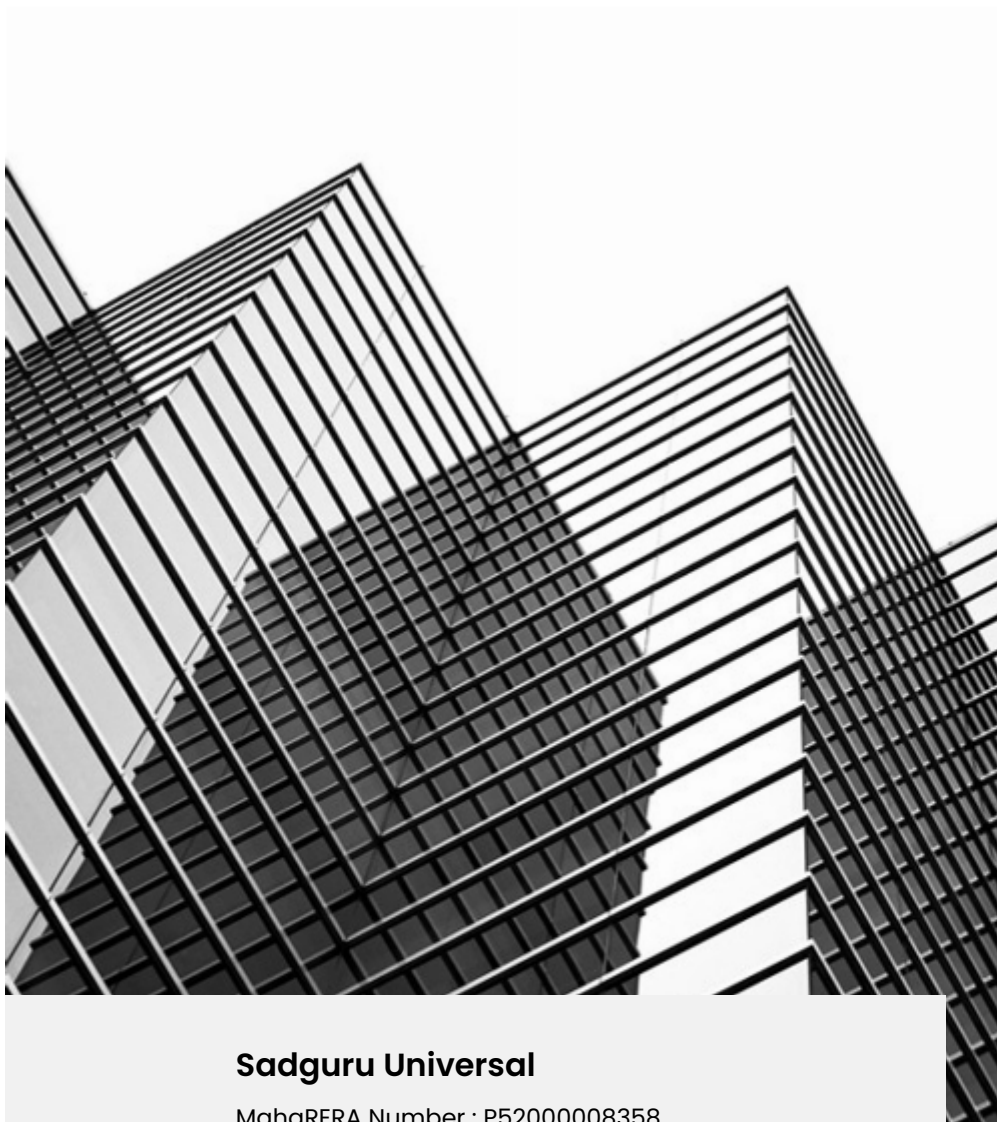


propscience.com

# PROP REPORT



**Sadguru Universal**

MahaRERA Number : P52000008358



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

### Neighborhood & Surroundings

### Connectivity & Infrastructure

- Khandeshwar Railway Station **1 Km**
- Orion Mall **2 Km**

## LAND & APPROVALS

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

# BUILDER & CONSULTANTS



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

|                   |
|-------------------|
| SADGURU UNIVERSAL |
|-------------------|

# PROJECT & AMENITIES



| Time Line                        | Size      | Typography  |
|----------------------------------|-----------|-------------|
| Completed on 31st December, 2021 | 0.51 Acre | 1 BHK,2 BHK |

## Project Amenities

|                        |  |
|------------------------|--|
| Sports                 | Swimming Pool,Jogging Track,Kids Play Area,Gymnasium |
| Leisure                | NA   |
| Business & Hospitality | NA   |
| Eco Friendly Features  | Landscaped Gardens                                   |

## BUILDING LAYOUT

| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Sadguru Universal     | 2               | 13           | 8               | 1 BHK, 2 BHK   | 104            |
| First Habitable Floor |                 |              |                 | NA             |                |

### Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
|---------------|-------------------|

|       |                |
|-------|----------------|
| 1 BHK | 247 – 312 sqft |
| 2 BHK | 409 – 473 sqft |

|                         |    |
|-------------------------|----|
| Floor To Ceiling Height | NA |
| Views Available         | NA |

|                              |    |
|------------------------------|----|
| Flooring                     | NA |
| Joinery, Fittings & Fixtures | NA |
| Finishing                    | NA |
| HVAC Service                 | NA |
| Technology                   | NA |
| White Goods                  | NA |

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# COMMERCIALS

|               |               |                 |           |
|---------------|---------------|-----------------|-----------|
| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|-----------|

|       |                 |    |                           |
|-------|-----------------|----|---------------------------|
| 1 BHK | INR<br>18269.23 | -- | INR 5300000 to<br>5700000 |
| 2 BHK | INR 21014.8     | -- | INR 8950000 to<br>9940000 |

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

| GST        | Stamp Duty      | Registration  |
|------------|-----------------|---------------|
| 0%         | 6%              | INR 30000     |
| Floor Rise | Parking Charges | Other Charges |
| NA         | INR 400000      | NA            |

|                            |   |
|----------------------------|---|
| <b>Festive Offers</b>      | The builder is not offering any festive offers at the moment. |
| <b>Payment Plan</b>        | NA  |
| <b>Bank Approved Loans</b> | HDFC Bank   |

### Transaction History

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

# 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             | 73    |
| Connectivity      | 48    |
| Infrastructure    | 38    |
| Local Environment | 30    |
| Land & Approvals  | 36    |
| Project           | 65    |
| People            | 39    |
| Amenities         | 36    |



|                  |               |
|------------------|---------------|
| <b>Building</b>  | 53            |
| <b>Layout</b>    | 34            |
| <b>Interiors</b> | 30            |
| <b>Pricing</b>   | 30            |
| <b>Total</b>     | <b>43/100</b> |

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