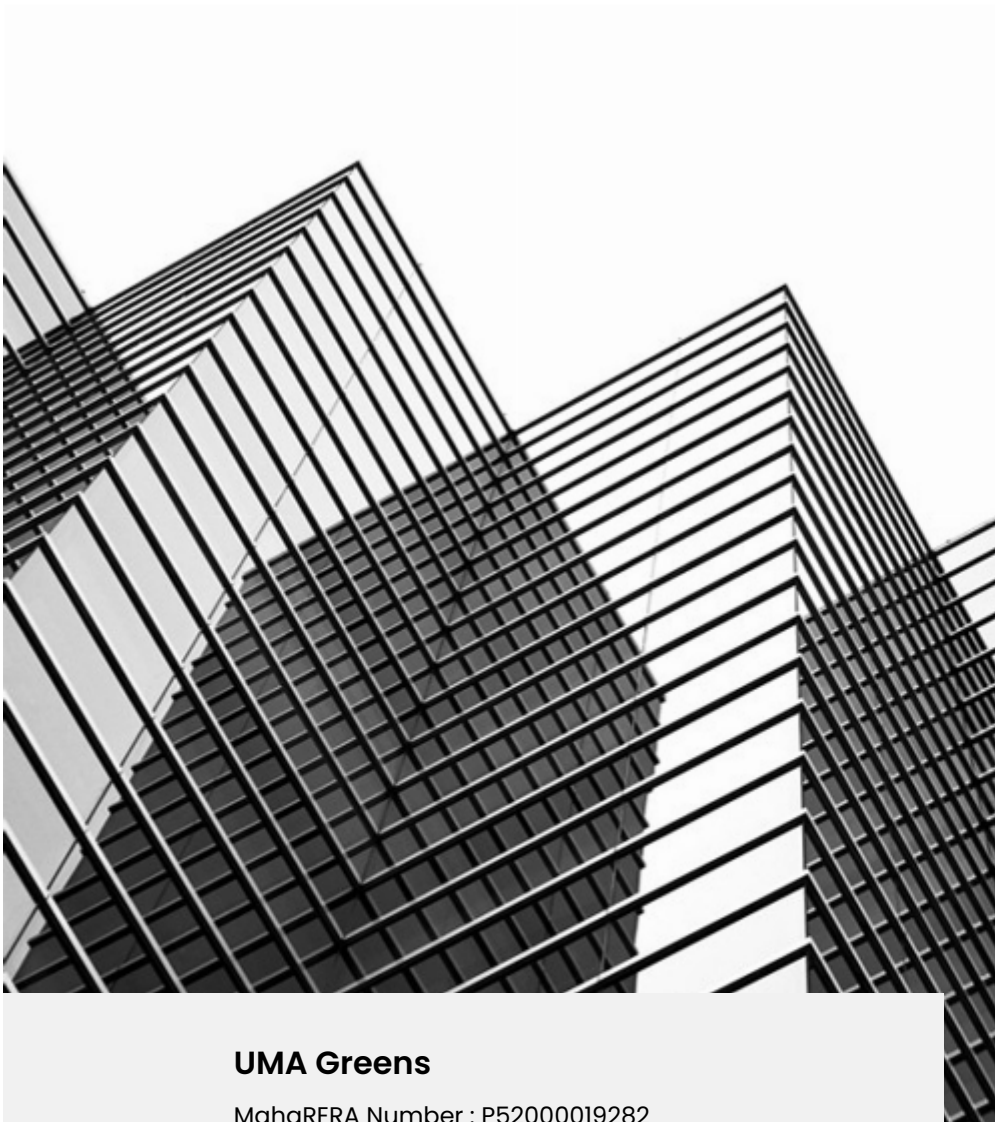


propscience.com

PROP REPORT



UMA Greens

MahaRERA Number : P52000019282



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	Nhava-Sheva Police Station	NA

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 360 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **50.1 Km**
- Navi Mumbai International Airport **22 Km**
- Uran Police Chowki Bus Stop **450 Mtrs**
- Uran Railway Station **2.5 Km**
- Uran Road **300 Mtrs**
- CarePoint Hospital **1.6 Km**
- Anmol English Medium School **1.1 Km**
- Seawoods Grand Central Mall **21.4 Km**
- Daily needs Fresh **250 Mtrs**

LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2023	1200 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Senior Citizen Zone,Sit-out Area
Business & Hospitality	Clubhouse
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
UMA Greens	2	15	4	1 BHK,2 BHK	60
First Habitable Floor				3rd	

Services & Safety

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

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	263 – 303 sqft
2 BHK	404 – 481 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

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,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 13841.58	INR 4194000	INR 4660000
2 BHK	INR 14553.01	INR 6300000	INR 7000000

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

GST	Stamp Duty	Registration
5%	7%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 350000	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

Transaction History

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

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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	53
Connectivity	83
Infrastructure	72
Local Environment	83
Land & Approvals	36

Project	69
People	39
Amenities	48
Building	65
Layout	45
Interiors	55
Pricing	40
Total	57/100

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Disclaimer

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