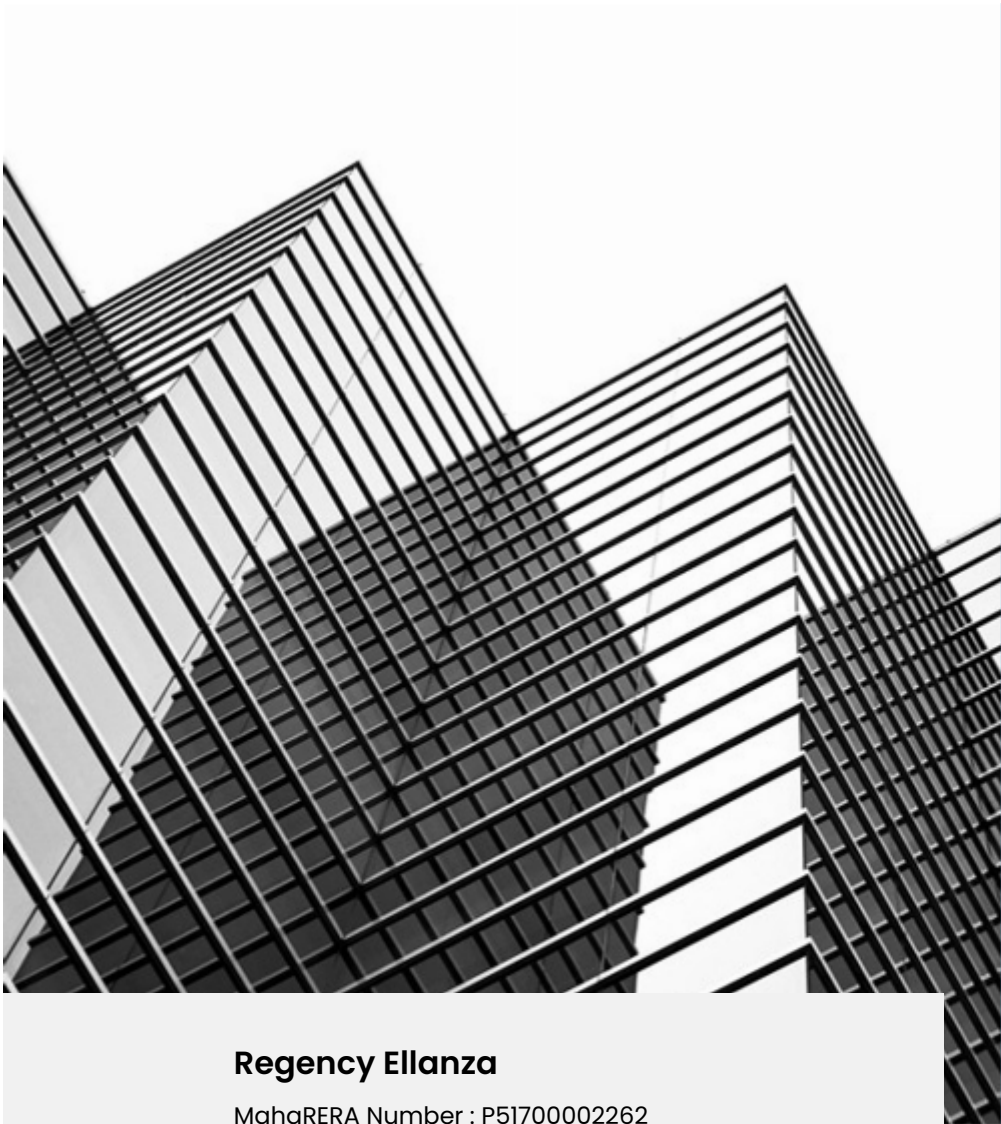


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PROP REPORT



Regency Ellanza

MahaRERA Number : P51700002262



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

The project is in Kalamboli. Kalamboli is an up-and-coming locality in Navi Mumbai. It is famously known as the transportation hub of Navi Mumbai as it is located at the junction of Sion-Panvel highway, NH4, Panvel bypass, NH 17, and Mumbai Pune Expressway. As the area comes under CIDCO, the infrastructure development is likely to take shape faster. Kalamboli has many excellent schools and colleges nearby including MES Dyanmandir School, Oxford International School, Tatkera College, and KLE College. Kalamboli is also famous for its iron and steel delivery centers in India. Despite being close to prominent micro markets and commercial hubs like Taloja MIDC and Kalamboli Steel Market, the locality offers a plethora of affordable property options.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| NA | NA | NA |

Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area.

Connectivity & Infrastructure

- Mansarovar Railway Station **5.7 Km**
- PFA Hospital **0.55 Km**
- Sudhagad High School **2.4 Km**
- Little World Mall **5.7 Km**

LAND & APPROVALS

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

REGENCY ELLANZA

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 |

REGENCY ELLANZA

PROJECT & AMENITIES

| Time Line | Size | Typography |
|----------------------------------|--------------|------------|
| Completed on 31st December, 2017 | 3499.82 Sqmt | 2 BHK |

Project Amenities

| | |
|-----------------------------------|---|
| Sports | Swimming Pool,Kids Play Area,Gymnasium |
| Leisure | NA |
| Business & Hospitality | NA |
| Eco Friendly Features | Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage |

REGENCY ELLANZA

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|--------------------|-----------------|-----------------------|----------------|-------------------|
| Wing A | 2 | 17 | 4 | 2 BHK | 68 |

| | | | | | |
|-----------------------|---|----|---|-------|----|
| Wing B | 2 | 17 | 4 | 2 BHK | 68 |
| First Habitable Floor | | | | | NA |

Services & Safety

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

| |
|-----------------|
| REGENCY ELLANZA |
|-----------------|

FLAT INTERIORS

| Configuration | RERA Carpet Range | |
|-------------------------|---------------------|----|
| 2 BHK | 463.6 – 536.04 sqft | |
| 2 BHK | 463.6 – 536.04 sqft | |
| Floor To Ceiling Height | | NA |
| Views Available | | NA |

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

REGENCY ELLANZA

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|-------------------------|
| 2 BHK | INR 18655.32 | -- | INR 9800000 to 10000000 |

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

| GST | Stamp Duty | Registration |
|-----|------------|--------------|
| 0% | 3% | INR 30000 |

| Floor Rise | Parking Charges | Other Charges |
|------------|-----------------|---------------|
| NA | NA | NA |

| | |
|---------------------|---|
| Festive Offers | The builder is not offering any festive offers at the moment. |
| Payment Plan | NA |
| Bank Approved Loans | Axis Bank,HDFC Bank |

Transaction History

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

REGENCY ELLANZA

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 | 45 |
| Connectivity | 30 |
| Infrastructure | 52 |
| Local Environment | 30 |
| Land & Approvals | 36 |
| Project | 68 |
| People | 46 |
| Amenities | 42 |
| Building | 53 |
| Layout | 38 |
| Interiors | 30 |
| Pricing | 30 |
| Total | 42/100 |

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