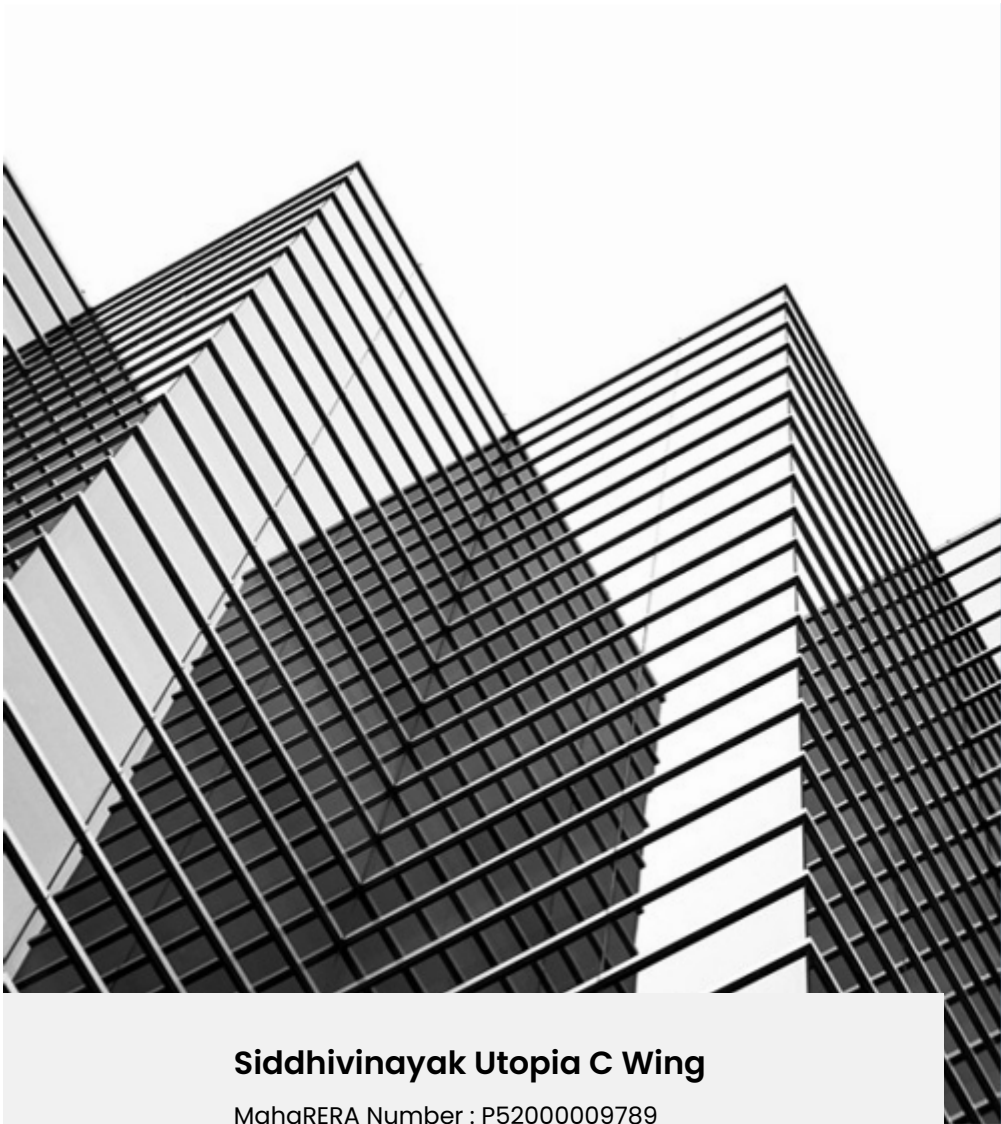


PROP REPORT



Siddhivinayak Utopia C Wing

MahaRERA Number : P52000009789



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	Ulwe police station	NA

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 25 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal I-B **39.3 Km**
- Navi Mumbai International Airport **10 Km**
- Bus Stop **140 Mtrs**
- Bamandongri Railway Station **600 Mtrs**
- Uran Road **950 Mtrs**
- Medilife Hospital **190 Mtrs**
- Radcliffe School Ulwe **140 Mtrs**
- Little World Mall **13.6 Km**
- Reliance SMART POINT **290 Mtrs**

LAND & APPROVALS

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

SIDDHIVINAYAK UTOPIA C WING

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

SIDDHIVINAYAK UTOPIA C WING

PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 31st December, 2020

1172 Sqmt

2 BHK

Project Amenities

Sports	Swimming Pool,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Water Storage

SIDDHIVINAYAK UTOPIA C
WING

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing C	2	11	4	2 BHK	44
First Habitable Floor				3rd	

Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,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,Stretchers Lift

SIDDHIVINAYAK UTOPIA C WING

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	508.4 - 591 sqft
Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities
Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards

Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

SIDDHIVINAYAK UTOPIA C
WING

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 18155.17	INR 10530000	INR 11200000 to 13100000

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	NA	INR 0
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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

Transaction History

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

SIDDHIVINAYAK UTOPIA C WING	
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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
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Place	73
Connectivity	83
Infrastructure	72
Local Environment	100
Land & Approvals	36
Project	69
People	39
Amenities	56
Building	78
Layout	53
Interiors	63
Pricing	40
Total	63/100

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