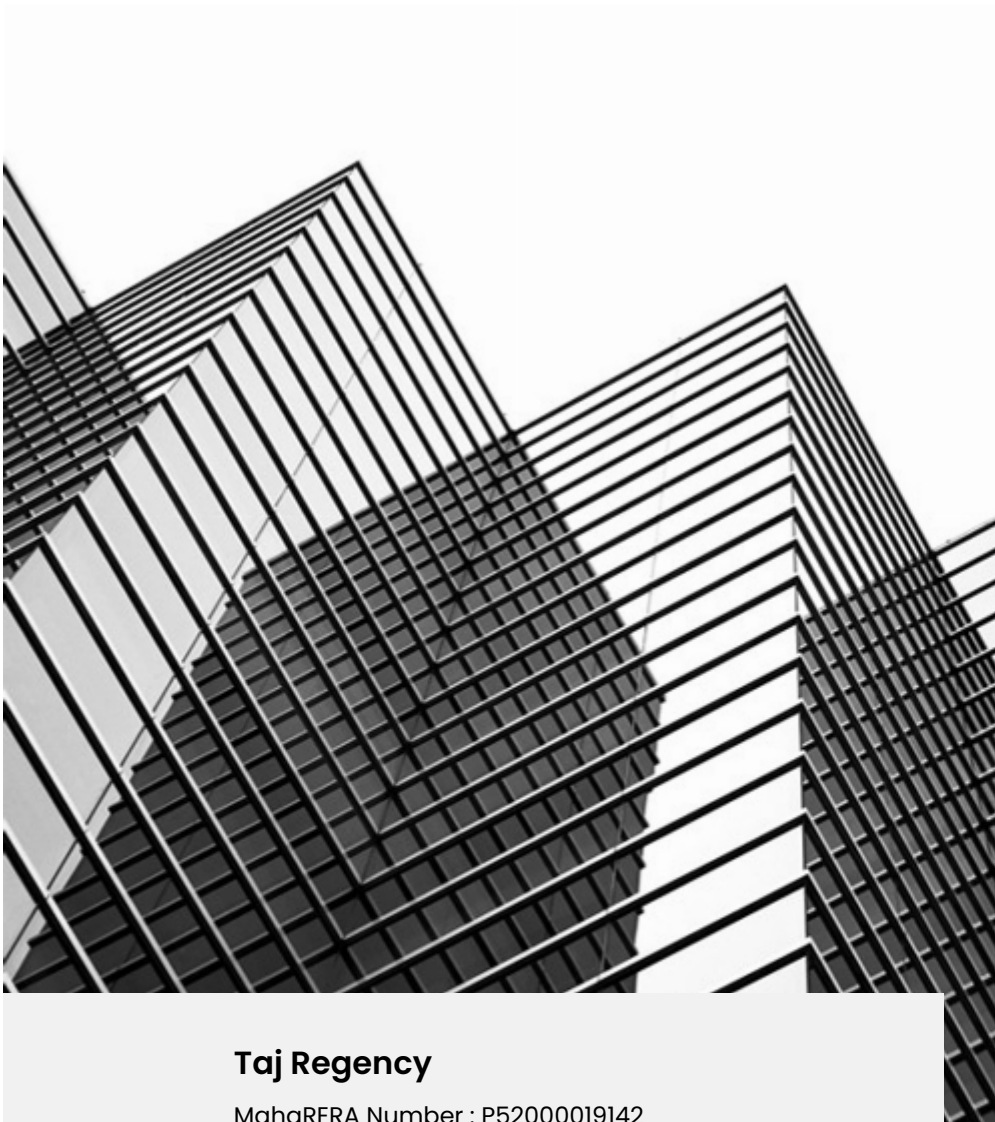


propscience.com

# PROP REPORT



**Taj Regency**

MahaRERA Number : P52000019142



# 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 |
|-------------|------------------------|----------------|
| Jci Kamothe | Kamothe Police Station | NA             |

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 230 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **40 Km**
- Bus Stop **500 Mtrs**
- Mansarovar Railway Station **1.5 Km**
- NH 48 **1 Km**
- B&J Superspeciality Hospital **550 Mtrs**
- M.U.M English School **500 Mtrs**
- Orion Mall **5.9 Km**
- D Mart **5.9 Km**

## LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| August 2022                          | 1                    | 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 31st December, 2023 | 1050 Sqmt | 1 BHK,2 BHK |

### Project Amenities

|        |                                  |
|--------|----------------------------------|
| Sports | Kids Play Area,Indoor Games Area |
|--------|----------------------------------|

|                        |  |
|------------------------|--|
| Leisure                | Sit-out Area   |
| Business & Hospitality | Clubhouse  |
| Eco Friendly Features  | 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 |
|-------------|-----------------|--------------|-----------------|----------------|----------------|
| Taj Regency | 2               | 13           | 4               | 1 BHK,2 BHK    | 52             |

|                       |     |
|-----------------------|-----|
| First Habitable Floor | 1st |
|-----------------------|-----|

## Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,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

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# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK         | 249 - 340 sqft    |
| 2 BHK         | 376 - 427.5 sqft  |

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

|                              |   |
|------------------------------|---|
| Flooring                     | Vitrified Tiles,Anti Skid 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  |
| HVAC Service                 | Split / Box A/C Provision   |
| Technology                   | NA  |
| White Goods                  | NA  |

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price              |
|---------------|---------------|-----------------|------------------------|
| 1 BHK         | INR 13235.29  | INR 3440000     | INR 3780000 to 4950000 |
| 2 BHK         | INR 21476.06  | INR 8075000     | INR 8500000 to 9700000 |

**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**

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             | 73    |
| Connectivity      | 83    |
| Infrastructure    | 58    |
| Local Environment | 83    |
| Land & Approvals  | 36    |



|                  |               |
|------------------|---------------|
| <b>Project</b>   | 69            |
| <b>People</b>    | 39            |
| <b>Amenities</b> | 42            |
| <b>Building</b>  | 65            |
| <b>Layout</b>    | 41            |
| <b>Interiors</b> | 63            |
| <b>Pricing</b>   | 40            |
| <b>Total</b>     | <b>57/100</b> |

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TAJ REGENCY

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