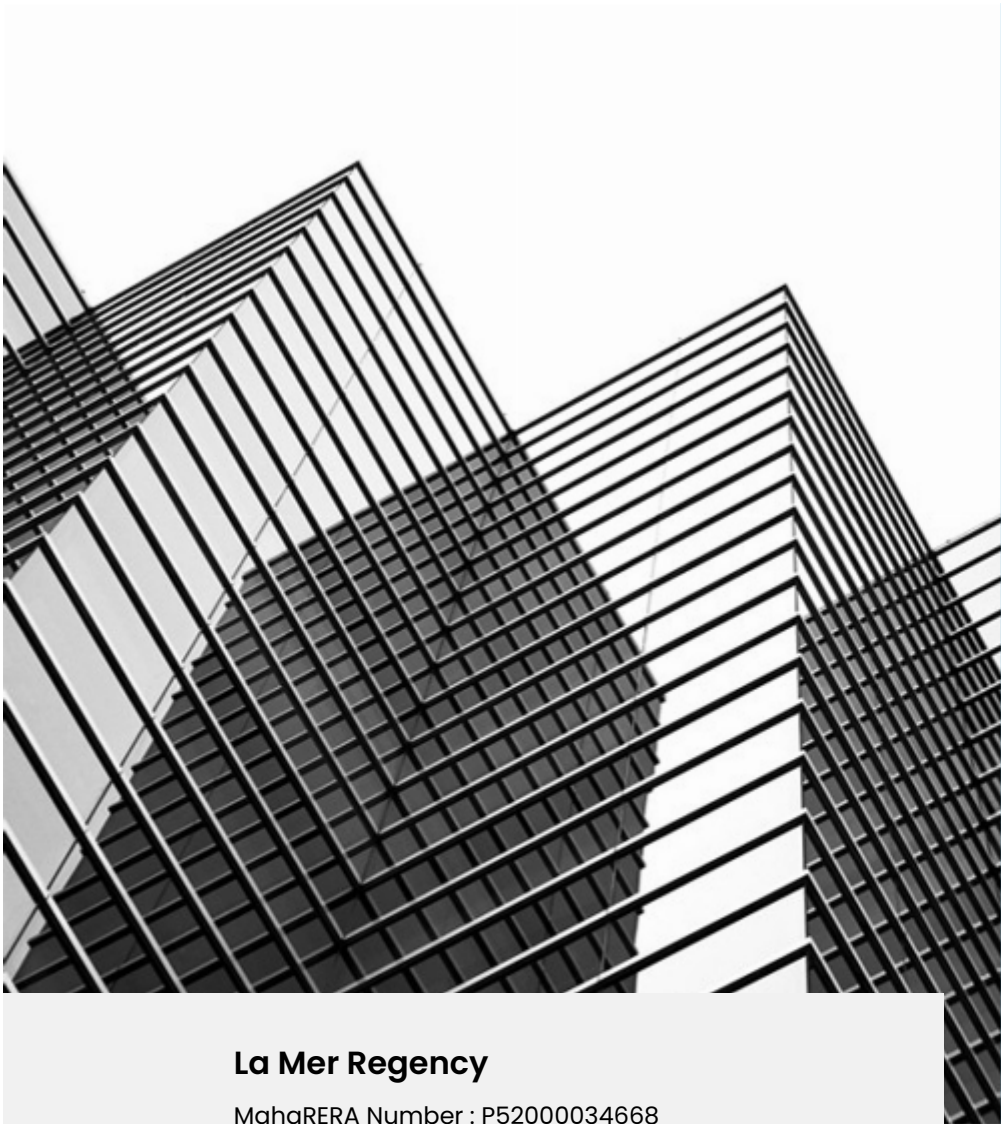


propscience.com

PROP REPORT



La Mer Regency

MahaRERA Number : P52000034668



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	Panvel Taluka Police Station	NA

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 41 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **41 Km**
- Panvel Bus Depot **1.8 Km**
- Panvel Railway Station **2 Km**
- AH47 **1 Km**
- Life Care multispeciality hospital **2.5 Km**
- K.E.S. English Medium High School **2 Km**
- Orion Mall **2 Km**
- Raigad Bazaar **180 Mtrs**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2022	NA	1

LA MER REGENCY

BUILDER & CONSULTANTS

The La Mer Developers Pvt. Ltd. believes that it's not how many Sq. Ft they built but what the residents should experience while living there is most important. The group shares the legacy of over 950 families who now become La Mer community. Recently the group delivered over 145 apartments under the name of La Mer Residency building a happy community and a better lifestyle for over 600 people. Feedback from the happy families from La Mer Residency, inspired them to move ahead and offer The La Mer Regency.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

LA MER REGENCY

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2027	0.98 Acre	1 BHK,2 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Sit-out Area,Reflexology Park
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

LA MER REGENCY

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A Wing	3	13	6	1 BHK,2 BHK	78
B Wing	2	13	8	1 BHK,2 BHK	104

First Habitable Floor

1st Floor

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** Fire cylinders,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

LA MER REGENCY

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	413 sqft
2 BHK	581 – 596 sqft
1 BHK	413 sqft
2 BHK	581 – 596 sqft
Floor To Ceiling Height	Between 9 and 10 feet

Views Available	Open Grounds / Landscape / Project Amenities
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Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames,False Ceiling,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	Modular Kitchen

LA MER REGENCY

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 5600000
2 BHK	--	--	INR 7900000 to 8350000

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

GST	Stamp Duty	Registration
5%	5%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	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,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,SBI Bank

Transaction History

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

LA MER REGENCY

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	55
Connectivity	83
Infrastructure	86
Local Environment	90
Land & Approvals	50
Project	71
People	39
Amenities	48
Building	53
Layout	53
Interiors	63

Pricing	40
Total	61/100

LA MER REGENCY

Disclaimer

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