

Recommendations:

- Project UMC dream world is located very close to the city as well as the work place
- It is also close to international schools, reputed colleges, shopping malls and hospitals.
- Quality of construction in this project is appreciated by many customers who visited the property.
- This project has a price advantage compared to other projects in that location.

This project has great advantages which add value to the property who invest in and add value to life who lives in.

COMPARISON CHART FOR SREE DREAM WORLD WITH OTHER PROJECTS IN THAT AREA

Developer	Salarpuria	Mak India Developers	ND Developers	UMC
PROJECT NAME	Green age	JR-Mak Woods	Ascent	Uma Sree Dream world
Location	Next to Oxford College,Hosur Road	Near Kudul Gate, Hosur Road	Near Kudul Gate, Hosur Road	Near Kudul Gate, Hosur Road
Total Area	21 acres	1 Acre	0.5 acres	2 Acres
Total Units	1400	64	40	144
Available Units	Available	7	19	38
Type of units	Apartments	Apartments	Apartments	Apartments
2 BHK Area in Sft	1345	1256	1140-14700	1395-1642
2.5 BHK Area in Sft	Na	Na	Na	Na
3 BHK Area in Sft	1590-1890	1787	1383-1722	1674-1801
3.5 BHK Area in Sft	Na	Na	Na	Na
4 BHK Area in Sft	Na	Na	Na	Na
Price per Sft in Rupees	3500 +Rs.20 floor rise from 5th floor	2450	2350	2800+Rs.15 floor rise from 1st floor
Total Price in Rupees which is inclusive of all taxes,charges,fee& Registration Charges	54.27 Lakhs-75.48 Lakhs (Basic Cost)	34 Lakhs- 50 Lakhs	30 Lakhs- 47 Lakhs	45 Lakhs- 59 Lakhs
Project Commencement Date	Aug-08	2007	Feb-07	2007
Project Completion Date	Aug-11	Oct-08	Mar-09	Mar-09
Approved by	BDA	BDA	BDA	BDA
Distance from Electronic City Junction	7.5 Km	6.5 Km	6.5 Km	5 Km
Distance from Madivala	2 Km	6.5 Km	6.5 Km	5 Km
Distance from International Airport	56 Km	59.5 Km	59.5 Km	58 Km
Any Polluting industry slums nearby	No	No	No	No
Nearest School /Collage	SFS School- 9 Km oxford institute-0 Km Treamis international school-10.5 Km Ebenezer international school-10.5Km	SFS School- 7.5 Km oxford institute-3.5 Km Treamis international school-10 km ,Ebenezer international school-10Km	SFS School- 7.5 Km oxford institute-3.5 Km Treamis international school-10 km ,Ebenezer international school-10Km	SFS School- 6 Km oxford institute-2 Km Treamis international school-8.5 km, Ebenezer international school-8.5Km
Nearest Shopping Center	Forum Mall-4 Km	Forum Mall-8 Km	Forum Mall-8 Km	Forum Mall-6.5 Km
Nearest Hospitals	Narayana Hrudayalaya-11Km Sparsh Hospital-11.5Km Aqarwal Hospital-2.5 km	Narayana Hrudayalaya-10.5 Km Sparsh Hospital-11Km Aqarwal Hospital-2 km	Narayana Hrudayalaya-10.5 Km Sparsh Hospital-11Km Aqarwal Hospital-2 km	Narayana Hrudayalaya-9 Km Sparsh super specialty hospital-9.5Km Aqarwal Hospital-0 km

Amenities :-				
1) Gardens & Parks	Yes	No	No	Yes
2) Clubhouse	Yes	Yes	Yes	Yes
3) Restaurant	Yes	No	No	No
4) Party Hall	Yes	Yes	No	No
5) Swimming Pool	Yes	Yes	Yes	Yes
6) Indoor & Outdoor Games	Yes	Yes	No	Yes
7) Gymnasium & Sauna	Yes	Yes	Yes	Yes
8) Jogging Track	Yes	Yes	Yes	Yes
9) Kids Play Area	Yes	Yes	No	Yes
10) Amphitheater	Yes	No	No	No
11) Wide main road	Yes	Yes	Yes	Yes
12) Water Supply	Yes	Yes	Yes	Yes
13) Underground Cabling for Power Supply	Yes	Yes	Yes	Yes
14) 24 Hour Security	Yes	Yes	Yes	Yes
15) Underground Drainage with Sanitary Connections	Yes	Yes	Yes	Yes
16) Mini Shopping complex	Yes	No	NO	No
17) Street lights Network	Yes	Yes	Yes	Yes
18) Compound wall	Yes	Yes	Yes	Yes
19) Landscaping	Yes	Yes	Yes	Yes
20) Meditation Centre	Yes	Yes	No	No
20) Temple	No	No	No	No
21) Cash&Carry Store	Yes	No	No	No
22) ATM Facility	Yes	No	No	No
23) Power backup for Flat	Yes	Yes	Yes	Yes
24) Multi purpose hall	Yes	No	No	Yes
25) Coffee Shop	Yes	No	No	No
26) Business centre with Internet, Fax, Photocopy, Travel Service	Yes	No	No	No
27) Lift	Yes	Yes	Yes	Yes
28) Staircase	Yes	Yes	Yes	Yes
Smart Living Features :-				
1) Broadband internet connection to all rooms	Not mentioned	No	No	On Demand
2) Cable TV System	Yes	No	No	On Demand
3) Video Door Phone	Yes	No	No	Not mentioned
4) Intercom	Yes	Yes	No	Yes

5) CCTV	Yes	No	No	Yes
6) Digital ID cards	Not mentioned	No	No	No
Building Specifications :-				
1) Structure	RCC	RCC	RCC	RCC
2) External walls	Solid Blocks	6" Solid Block	Solid Blocks	Solid Block
3) Internal walls	Solid Blocks	4" Solid Block	Solid Blocks	Solid Block
4) External Wall Plastering	Smooth finish with cement plastering and acrylic paint	Not Mentioned	Sponge finish with cement plastering	Smooth finish with cement plastering
5) Internal Wall Plastering	Sponge finish with plastic emulsion and oil distemper	Not Mentioned	Sponge finish with cement plastering	Sponge finish with emulsion painted exteriors
6) Flooring	Vitrified, Wooden, Anti Skid Ceramic, Glazed Ceramic.	Vitrified tiles	vitrified 3*3	Vitrified tiles
7) Main door	Teak Wood	Teak wood	Good Quality Wood	Teak wood
8) Other doors	Good Quality Wood	Good Quality Wood	Good Quality Wood	Good Quality Wood
9) Windows	Teak Wood Door Frames	UPVC window system	French window Aluminum 3 tra	UPVC window system
10) Toilets	Good quality fittings and fixtures	Ceramic Tiles with Good quality fittings and fixtures	Good quality fittings and fixtures	Good quality fittings and fixtures
11) Kitchen Fittings	Hot&cold water Mixture, Stainless Steel Sink.	platform&Stainless steel sink&Exhaust Fan	40 mm Granite Platform	Granite platform&Stainless steel sink&Exhaust Fan

Notes:-

1) Residential plots between Bommanahalli and electronic city are ranging from Rs.1250 to Rs.2750 per sft.

2) Individual residential house in electronic city are ranging from Rs.2650 to Rs.3800 per sft

3) Rental values for multistory apartments in electricity are of three types

- There are many apartments which are getting the rental between Rs.7 to Rs.9 per sft.

- There are few apartments which are fetching the rental of Rs.10 per sft

- And very few apartments are in the range of Rs.12 to Rs15 per sft

All the above rental values depend on the quality of the apartments.

4) As the Project UMC Sree Dream World is closure to the city we recommend that the best price point would be a Rs.2800 Per Sft