

**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  | 84   |
| 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  | 6 Km   | 3.5 Km  | 3.5 Km  | 5 Km   |
| Distance from Madivala  | 4 Km   | 13.5  | 13.5 Km   | 14 Km  |
| Distance from International Airport   | 66 Km  | 73.5 Km   | 73.5 Km   | 74 Km  |
| Any Polluting industry slums nearby   | No   | No  | No  | No   |
| Nearest School /Collage   | SFS School- 8 Km<br>oxford institute-0 Km<br>Treamis international school- 8.5 Km<br>Ebenezer international school-8.5Km | SFS School- 7.5 Km<br>oxford institute-1 Km<br>Treamis international school- 8 km<br>,Ebenezer international school-8Km | SFS School-1 Km<br>oxford institute-9 Km<br>Treamis international school-2 km,<br>Ebenezer international school-2Km | SFS School- 7 Km<br>oxford institute-1.5 Km<br>Treamis international school-7.5 km,<br>Ebenezer international school-7.5Km |
| Nearest Shopping Center   | Forum Mall-5.5 Km  | Forum Mall-15.5 Km  | Forum Mall-15.5 Km  | Forum Mall-6.5 Km  |
| Nearest Hospitals   | Narayana Hrudayalaya-9 Km<br>Sparsh Hospital-9.5Km<br>Agarwal Hospital-1.5 km  | Narayana Hrudayalaya-7.5 Km<br>Sparsh Hospital-8Km<br>Agarwal Hospital-8.5 km   | Narayana Hrudayalaya-3 Km<br>Sparsh Hospital-3.5Km<br>Agarwal Hospital-9 km   | Narayana Hrudayalaya-8 Km<br>Sparsh super specialty hospital-8.5Km<br>Agarwal Hospital-0 km                                |

|   |               |     |     |               |
|---|---------------|-----|-----|---------------|
| <b>Amenities :-</b>   |               |     |     |               |
| 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           |
| <b>Smart Living Features :-</b>                                   |               |     |     |               |
| 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  |
| <b>Building Specifications :-</b> |  |   |                                      |   |
| 1) Structure                      | RCC  | RCC   | RCC                                  | RCC   |
| 2) External walls                 | Sold Blocks  | 6" Solid Block  | Sold Blocks                          | Solid Block                                       |
| 3) Internal walls                 | Sold Blocks  | 4" Solid Block  | Sold 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