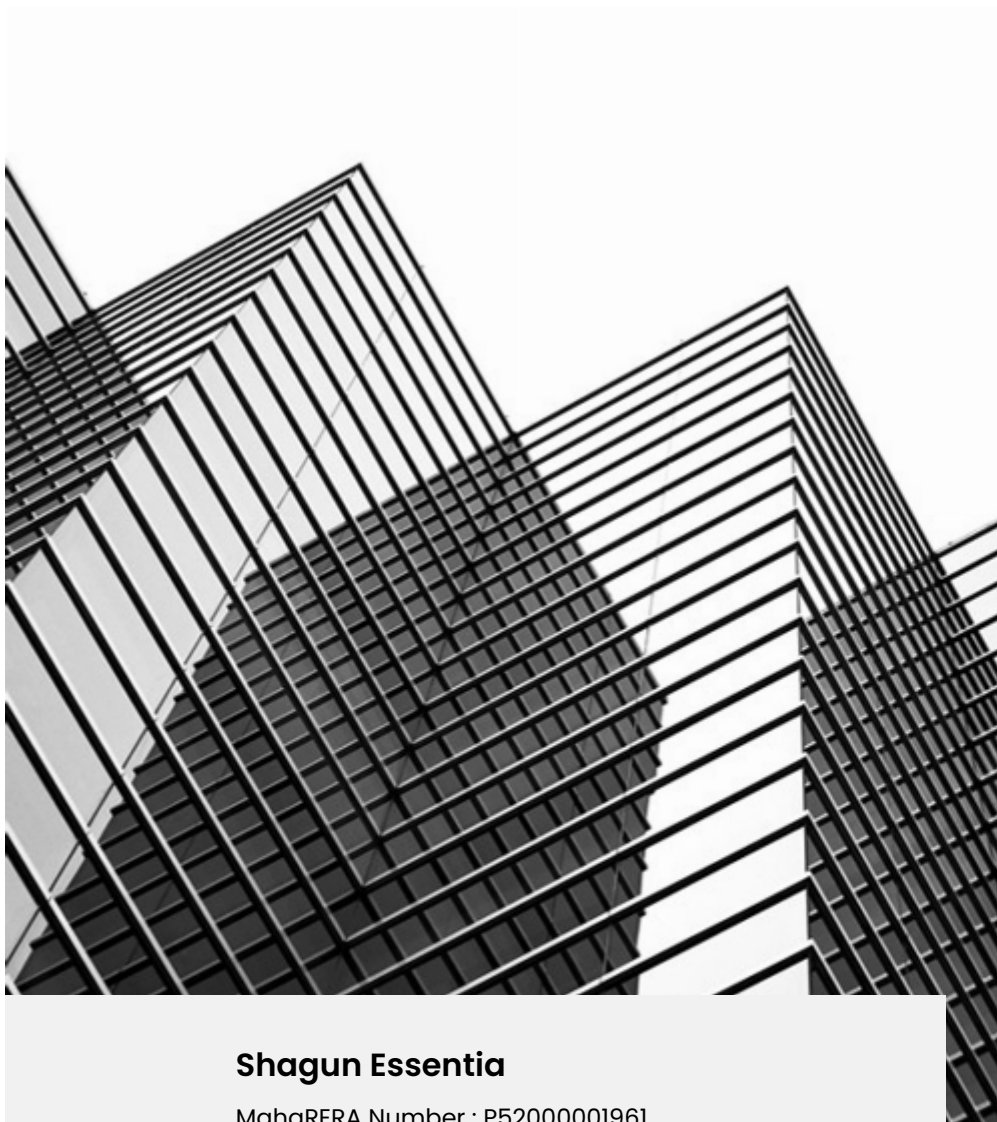


propscience.com

PROP REPORT



Shagun Essentia

MahaRERA Number : P52000001961



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 76 AQI

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **42.6 Km**
- Chhatrapati Shivaji Maharaj International Airport **42.1 Km**
- BamanDongri Railway Station **1 Km**
- Galaxy Hospital **450 Mtrs**
- Radcliffe School **700 Mtrs**
- Seawoods Grand Central Mall **7.6 Km**
- Reliance SMART Point **2.9 Km**

LAND & APPROVALS

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

| | | |
|----|----|---|
| NA | NA | 1 |
|----|----|---|

SHAGUN ESSENTIA

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, 2018 | 1599 Sqmt | 2 BHK |

Project Amenities

| | |
|----------------|---|
| Sports | Tennis Court,Kids Play Area,Gymnasium,Indoor Games Area |
| Leisure | Sit-out Area |

| | |
|-----------------------------------|----------------------------------|
| Business & Hospitality | NA |
| Eco Friendly Features | Landscaped Gardens,Water Storage |

SHAGUN ESSENTIA

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|----------------|----------------|
| Essentia | 3 | 14 | 4 | 2 BHK | 56 |

| | |
|-----------------------|-----|
| First Habitable Floor | 2nd |
|-----------------------|-----|

Services & Safety

- **Security** : Maintenance Staff,Security System / CCTV,Security Staff
- **Fire Safety** : NA
- **Sanitation** : There are nalas / contaminated water outlets near the project
- **Vertical Transportation** : High Speed Elevators

SHAGUN ESSENTIA

FLAT INTERIORS

| | |
|----------------------|--------------------------|
| Configuration | RERA Carpet Range |
| 2 BHK | 409 - 452 sqft |

| | |
|--------------------------------|----|
| Floor To Ceiling Height | NA |
| Views Available | NA |

| | |
|---|---|
| Flooring | Vitrified Tiles |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards |
| Finishing | 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 |
|---------------|---------------|-----------------|------------------------|
| 2 BHK | INR 19143.81 | INR 8075000 | INR 8500000 to 9110000 |

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

| GST | Stamp Duty | Registration |
|------------|-----------------|---------------|
| 0% | 6% | INR 30000 |
| Floor Rise | Parking Charges | Other Charges |
| NA | INR 400000 | INR 0 |

| | |
|----------------------------|---|
| Festive Offers | The builder is not offering any festive offers at the moment. |
| Payment Plan | NA |
| Bank Approved Loans | HDFC Bank |

Transaction History

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 | 33 |
| Infrastructure | 72 |
| Local Environment | 73 |
| Land & Approvals | 36 |
| Project | 65 |
| People | 39 |

| | |
|------------------|---------------|
| Amenities | 42 |
| Building | 65 |
| Layout | 38 |
| Interiors | 55 |
| Pricing | 30 |
| Total | 52/100 |

SHAGUN ESSENTIA

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