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PROP REPORT



Shiva Residency

MahaRERA Number : P52000022288



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 | NA | NA |

Neighborhood & Surroundings

Connectivity & Infrastructure

- Baman Dongri Railway Station **1 Km**
- Om Sai Hospital **1.2 Km**
- Radcliffe School **1 Km**



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HOME TRUTHS


LAND & APPROVALS

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

BUILDER & CONSULTANTS

Under the competent guidance of its Chairman and Managing Director, Mr. Mahesh Agarwal, the Regency Group has effectively created a place in the hearts of the connoisseurs of luxury. They have developed over 13 million square feet, completed over 20 projects, and built over 17,000 homes based on their solid and strong moral fibre. Regency Group has projects in Dombivali, Kalyan, Kharghar, Thane, Pune, and Lonavala, among other places. Their main goal is to establish confidence by maintaining efficiency and openness, as well as a distinct architectural style and a unique approach to consumer needs.

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA | NA | NA |

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HOME TRUTHS

SHIVA RESIDENCY

PROJECT & AMENITIES

| Time Line | Size | Typography |
|------------------------------|----------|--------------|
| Completed on 30th June, 2022 | 470 Sqmt | 1 BHK,Studio |

Project Amenities

| | |
|--------|----|
| Sports | NA |
|--------|----|

| | |
|-----------------------------------|---|
| Leisure | NA |
| Business & Hospitality | NA |
| Eco Friendly Features | Waste Segregation,Rain Water Harvesting,Water Storage |

SHIVA RESIDENCY

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------------------------|-----------------|--------------|-----------------|----------------|----------------|
| Shiva Residency | 1 | 4 | 6 | 1 BHK,Studio | 24 |
| First Habitable Floor | | | | | NA |

Services & Safety

- **Security** : Maintenance Staff
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|----------------------|
| Studio | 172.97 sqft |
| 1 BHK | 265.43 - 285.02 sqft |

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



Views Available

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HOME TRUTHS

| | |
|------------------------------|-----------------|
| Flooring | Vitrified Tiles |
| Joinery, Fittings & Fixtures | NA |
| Finishing | NA |
| HVAC Service | NA |
| Technology | NA |
| White Goods | NA |

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|------------------------|
| Studio | INR 12718.97 | -- | INR 2200000 |
| 1 BHK | INR 12630.69 | -- | INR 3500000 to 3600000 |

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

| GST | Stamp Duty | Registration |
|------------|-----------------|---------------|
| 1% | 6% | INR 30000 |
| Floor Rise | Parking Charges | Other Charges |
| NA | NA | NA |

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

**Bank Approved
Loans**

NA

Transaction History

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

SHIVA RESIDENCY

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 | 48 |
| Infrastructure | 52 |
| Local Environment | 30 |
| Land & Approvals | 36 |

| | |
|--|---------------|
| Project | 65 |
| People | 38 |
| Amenities | 36 |
| Building | 53 |
| Layout | 38 |
| Interiors | 30 |
| Pricing | 30 |
|  Total | 44/100 |

SHIVA RESIDENCY

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