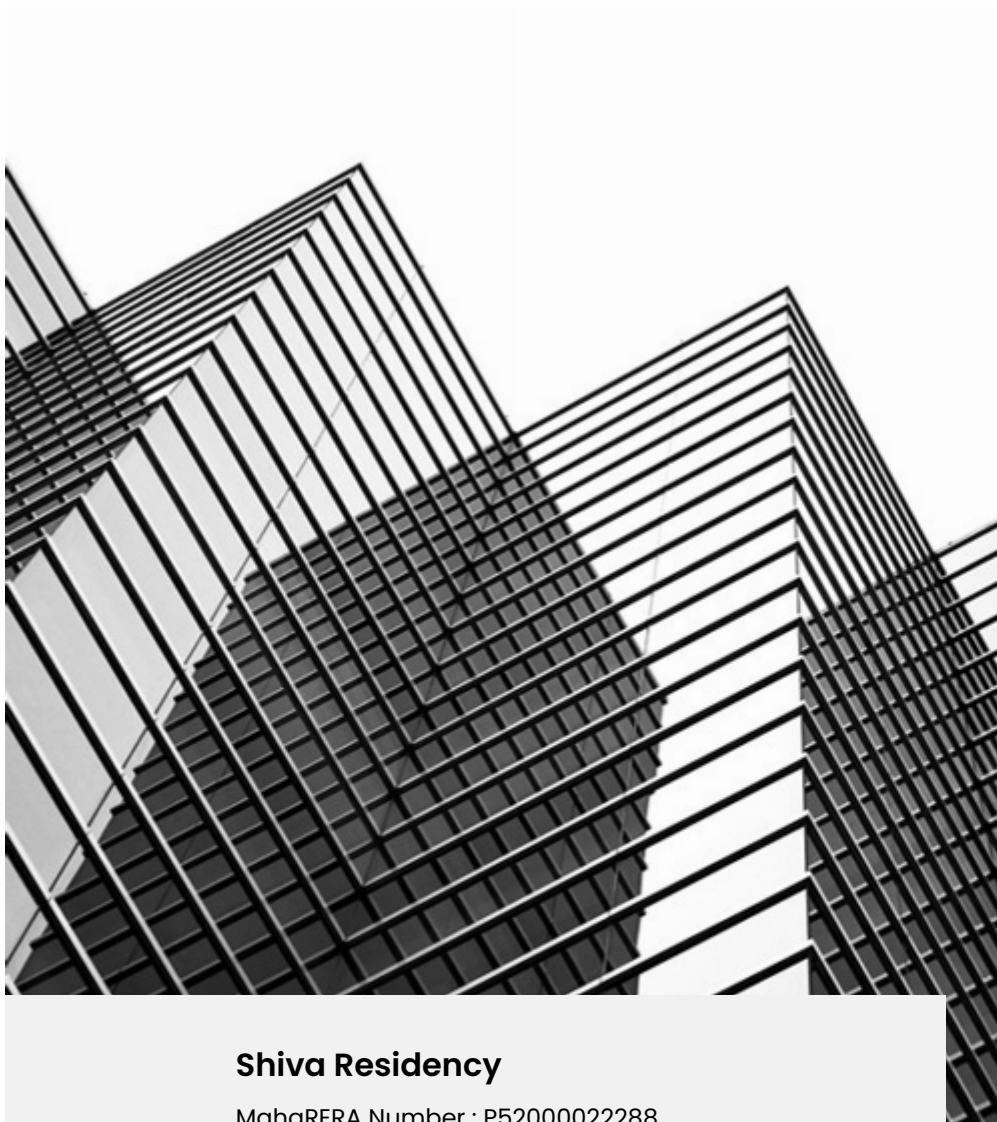


propscience.com

# PROP REPORT



**Shiva Residency**

MahaRERA Number : P52000022288



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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**

## 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

SHIVA RESIDENCY

# PROJECT & AMENITIES

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

## Project Amenities

Sports	NA
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<b>Leisure</b>	NA
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	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

<b>First Habitable Floor</b>	NA
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## Services & Safety

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

## FLAT INTERIORS

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

Floor To Ceiling Height	NA
Views Available	NA

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

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	73
<b>Connectivity</b>	48
<b>Infrastructure</b>	52
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	36



<b>Project</b>	65
<b>People</b>	38
<b>Amenities</b>	36
<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	30
<b>Pricing</b>	30
<b>Total</b>	<b>44/100</b>

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SHIVA RESIDENCY

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