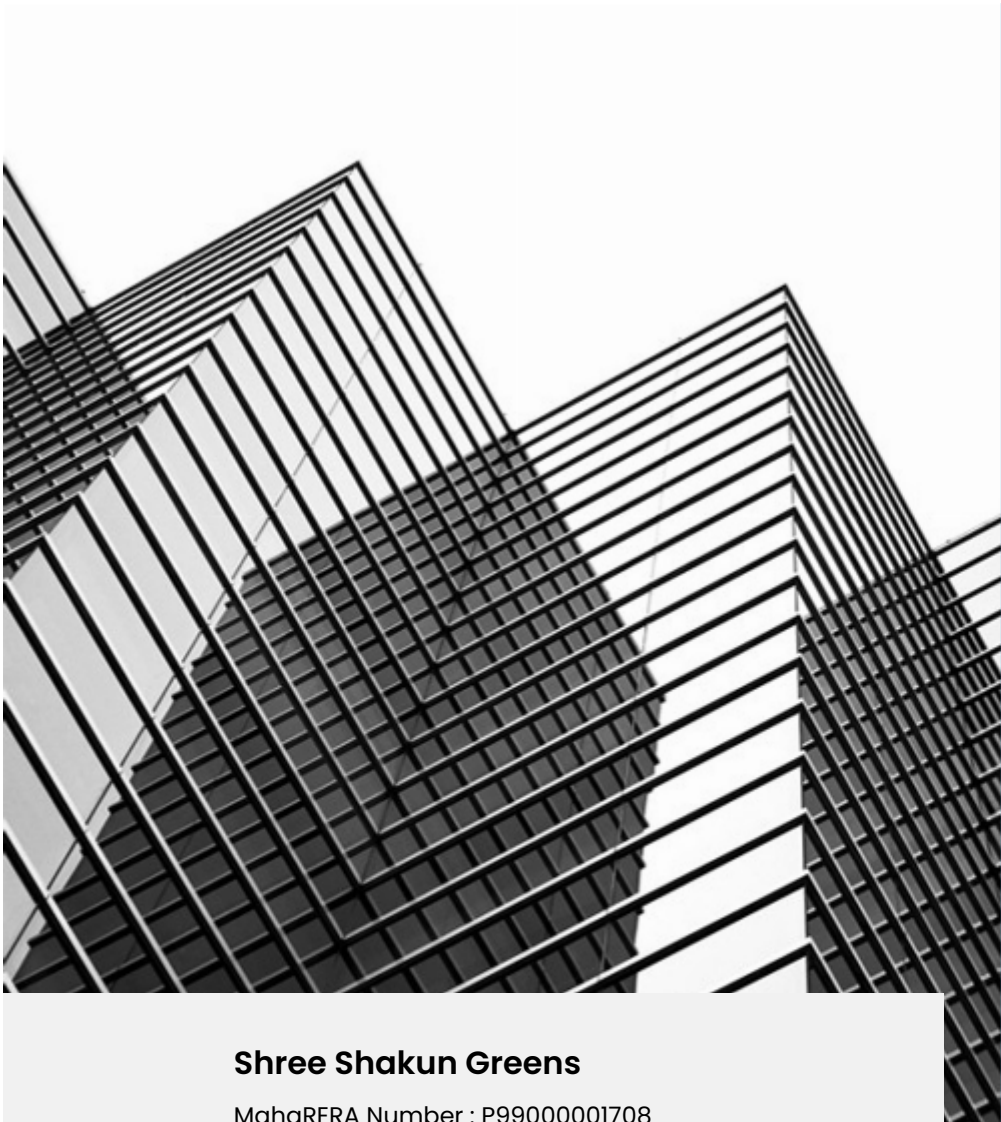


propscience.com

# PROP REPORT



**Shree Shakun Greens**

MahaRERA Number : P99000001708



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

The locality is semi cosmopolitan. A few communities and professions dominate the area.

### Connectivity & Infrastructure

- Virar Railway Station **2.3 Km**
- Global Hospital **1.1 Km**
- Rustomjee international School **1.95 Km**
- Big Bazaar **0.6 Km**

## LAND & APPROVALS

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

NA

NA

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## BUILDER & CONSULTANTS

Villa Group is real estate company based out of Navi Mumbai, established in the year 2008. Focused on development projects in the CIDCO area of Navi Mumbai, the company has, since its inception, successfully delivered over 24 projects in the residential and retail sectors in areas such as Ghansoli, Kharghar, Ulwe, Belapur and Karanjade. At present they are focused on development projects in Dronagiri, adjacent to the JNPT port. Their popular projects include Villa Harmony, Villa Oceano, and Villa Bhaveshwar.

**Project Funded By**

**Architect**

**Civil Contractor**

NA

NA

NA

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## PROJECT & AMENITIES

**Time Line**

**Size**

**Typography**

Completed on 31st December, 2019

0.51 Acre

1 BHK,2 BHK

## Project Amenities

<b>Sports</b>	Kids Play Area,Gymnasium
<b>Leisure</b>	Pet Friendly
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation,Landscaped Gardens,Water Storage

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing D	2	13	4	1 BHK,2 BHK	52
Wing E	2	13	4	1 BHK,2 BHK	52
Wing F	2	13	4	1 BHK,2 BHK	52
<b>First Habitable Floor</b>				NA	

## Services & Safety

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

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	395 sqft
2 BHK	529 sqft
1 BHK	395 sqft
2 BHK	529 sqft
1 BHK	395 sqft
2 BHK	529 sqft

<b>Floor To Ceiling Height</b>	NA
<b>Views Available</b>	NA

<b>Flooring</b>	Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	NA
<b>Finishing</b>	NA
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

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## COMMERCIALS

<b>Configuration</b>	<b>Rate Per Sqft</b>	<b>Agreement Value</b>	<b>Box Price</b>
1 BHK	INR 8860.76	--	INR 3500000
2 BHK	INR 8506.62	--	INR 4500000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
0%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	NA	NA

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	Axis Bank,HDFC Bank,IDBI Bank,PNB Housing Finance Ltd,SBI Bank

### Transaction History

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

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## 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>	45
<b>Connectivity</b>	48
<b>Infrastructure</b>	66
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	50
<b>Project</b>	68
<b>People</b>	46
<b>Amenities</b>	36
<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	30
<b>Pricing</b>	30

**Total**

**45/100**

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