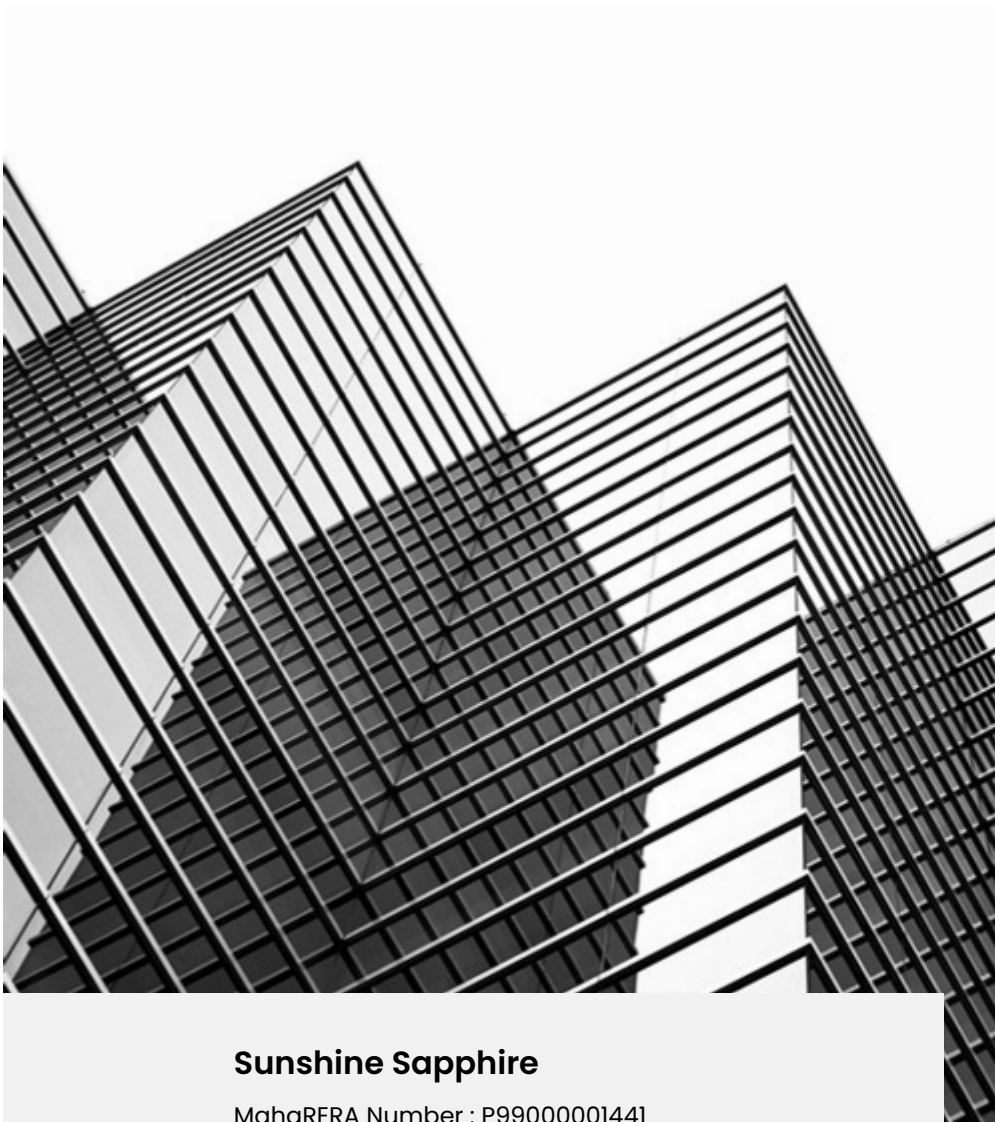


propscience.com

# PROP REPORT



**Sunshine Sapphire**

MahaRERA Number : P99000001441



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

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

### Connectivity & Infrastructure

- Vasai Road Railway Station **2.5 Km**
- Platinum Hospital **1 Km**
- Rajiv Gandhi Hindi School **2.65 Km**
- Dattatray Shopping Center **2.9 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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SUNSHINE SAPPHIRE

## BUILDER & CONSULTANTS

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Shantee Group's journey began in 2005, and since then, they have established themselves as one of the premier real estate development companies in the city of Mumbai Suburb Vasai- Virar Sub Region. The firm has a distinction in developing commercial projects and residential complexes which are deemed to be outstanding works of perfection. All of which is accomplished under the supervision of high quality test, professional management and timely completion of projects. Shantee Group deliver top-class structures with its continuous innovative construction strategies to achieve new milestones, leading it to surge ahead with its presence felt in the sector. Over the years, Shantee Group has giving its clients the best of both worlds – sovereign lifestyle at economical rates. With a clear and bright future and a defined principle.

**Project Funded By**

**Architect**

**Civil Contractor**

NA

NA

NA

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SUNSHINE SAPPHIRE

## PROJECT & AMENITIES

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Time Line	Size	Typography
Completed on 31st August, 2020	1100 Sqmt	1 BHK

## Project Amenities

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

SUNSHINE SAPPHIRE

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Sunshine Sapphire -A	2	15	5	1 BHK	75

Wing ASunshine Sapphire -B	2	15	5	1 BHK	75
First Habitable Floor					NA

## Services & Safety

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

SUNSHINE SAPPHIRE

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	347 - 352 sqft
1 BHK	347 - 352 sqft
Floor To Ceiling Height	
NA	

<b>Views Available</b>	NA
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<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>	Modular Kitchen

SUNSHINE SAPPHIRE

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 12247.16	--	INR 4250000 to 4311000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
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5%	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,PNB Housing Finance Ltd,SBI Bank

### Transaction History

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

SUNSHINE SAPPHIRE

## 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>	55
<b>Connectivity</b>	48
<b>Infrastructure</b>	66
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	44
<b>Project</b>	68
<b>People</b>	46
<b>Amenities</b>	42
<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	30
<b>Pricing</b>	30
<b>Total</b>	<b>46/100</b>

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