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PROP REPORT



Shivarchan

MahaRERA Number : P99000013953



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

Connectivity & Infrastructure

- Naigaon Railway Station **4.3 Km**
- IM Multispecialty Hospital **600 Mtrs**
- St. Aloysius High Scool **1.6 Km**
- Dattani Sqaure Shopping Center **2.6 Km**

LAND & APPROVALS

Last updated on the MahaRERA website

On-Going
Litigations

RERA Registered
Complaints

NA

NA

NA

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BUILDER & CONSULTANTS

Project Funded By

Architect

Civil Contractor

NA

NA

NA

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HOME TRUTHS

PROJECT & AMENITIES

Time Line

Size

Typography

Completed on 30th November, 2020

1417.60 Sqmt

1 BHK,2 BHK

Project Amenities

Sports

NA


Leisure

Pet Friendly

Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Shivarchan	1	5	5	1 BHK, 2 BHK	25
 HOME TRUTHS First Habitable Floor				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	408 sqft
2 BHK	588 sqft

Floor To Ceiling Height	NA
Views Available	NA

 Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	NA
Finishing	False Ceiling
HVAC Service	NA
Technology	NA
White Goods	Modular Kitchen

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 11274.51	--	INR 4600000
2 BHK	INR 10884.35	--	INR 6400000

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

GST	Stamp Duty	Registration
5%	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	Axis Bank,DHFL Bank,LIC Housing Finance Ltd

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.

Category	Score
 Place	55
Connectivity	38
Infrastructure	66
Local Environment	30
Land & Approvals	44
Project	65
People	39

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Amenities	30
Building	53
Layout	38
Interiors	30
Pricing	30
Total	43/100

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