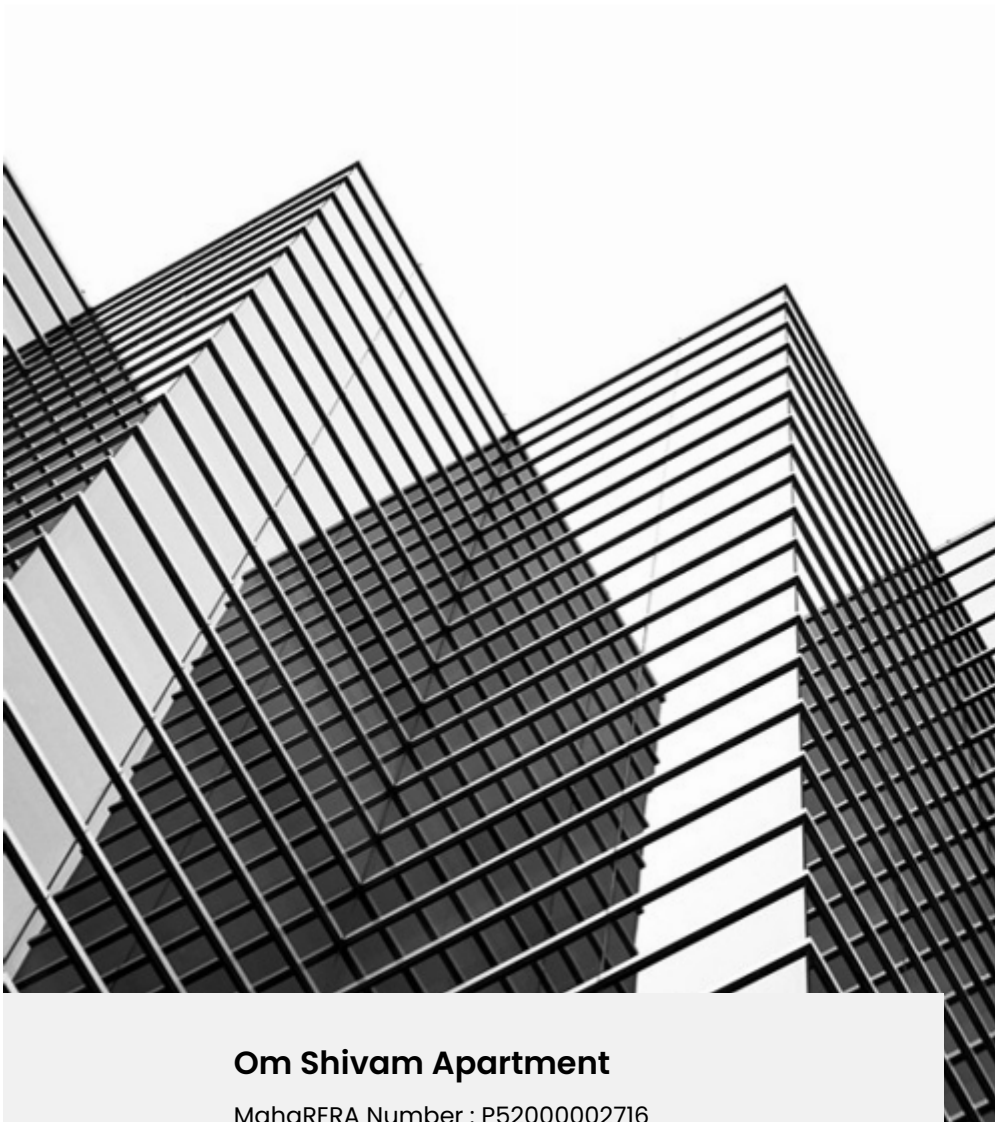


propscience.com

# PROP REPORT



**Om Shivam Apartment**

MahaRERA Number : P52000002716



## 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
Jci Kamothe	Kamothe Police Station	NA

### Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 150 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj Terminus, Chhatrapati Shivaji Terminus Area, Fort, Mumbai, Maharashtra 400001 **42.3 Km**
- Sector 21 Bus Stop **260 Mtrs**
- Mansarovar Railway station **2.1 Km**
- Mumbai - Pune Hwy **4.5 Km**
- B&J Superspeciality Hospital **1.9 Km**
- Indo Scots Global School **1.5 Km**
- Orion Mall **4.2 Km**
- Food Basket **1.2 Km**

## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2022	NA	1

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## OM SHIVAM APARTMENT

## BUILDER & CONSULTANTS

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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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## OM SHIVAM APARTMENT

## PROJECT & AMENITIES

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Time Line	Size	Typography
Completed on 30th June, 2022	1250 Sqmt	2 BHK

### Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

OM SHIVAM APARTMENT

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Om Shivam Apartment	2	13	3	2 BHK	39

First Habitable Floor	1st Floor
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Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety :** CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

OM SHIVAM APARTMENT
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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	592 sqft
Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View
Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink

Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	NA

OM SHIVAM APARTMENT

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 17736.49	--	INR 10500000

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

GST	Stamp Duty	Registration
0%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	NA

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	HDFC Bank

### Transaction History

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

OM SHIVAM APARTMENT

## 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	73



<b>Infrastructure</b>	78
<b>Local Environment</b>	70
<b>Land &amp; Approvals</b>	36
<b>Project</b>	74
<b>People</b>	46
<b>Amenities</b>	48
<b>Building</b>	53
<b>Layout</b>	45
<b>Interiors</b>	63
<b>Pricing</b>	40
<b>Total</b>	<b>58/100</b>

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OM SHIVAM APARTMENT

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