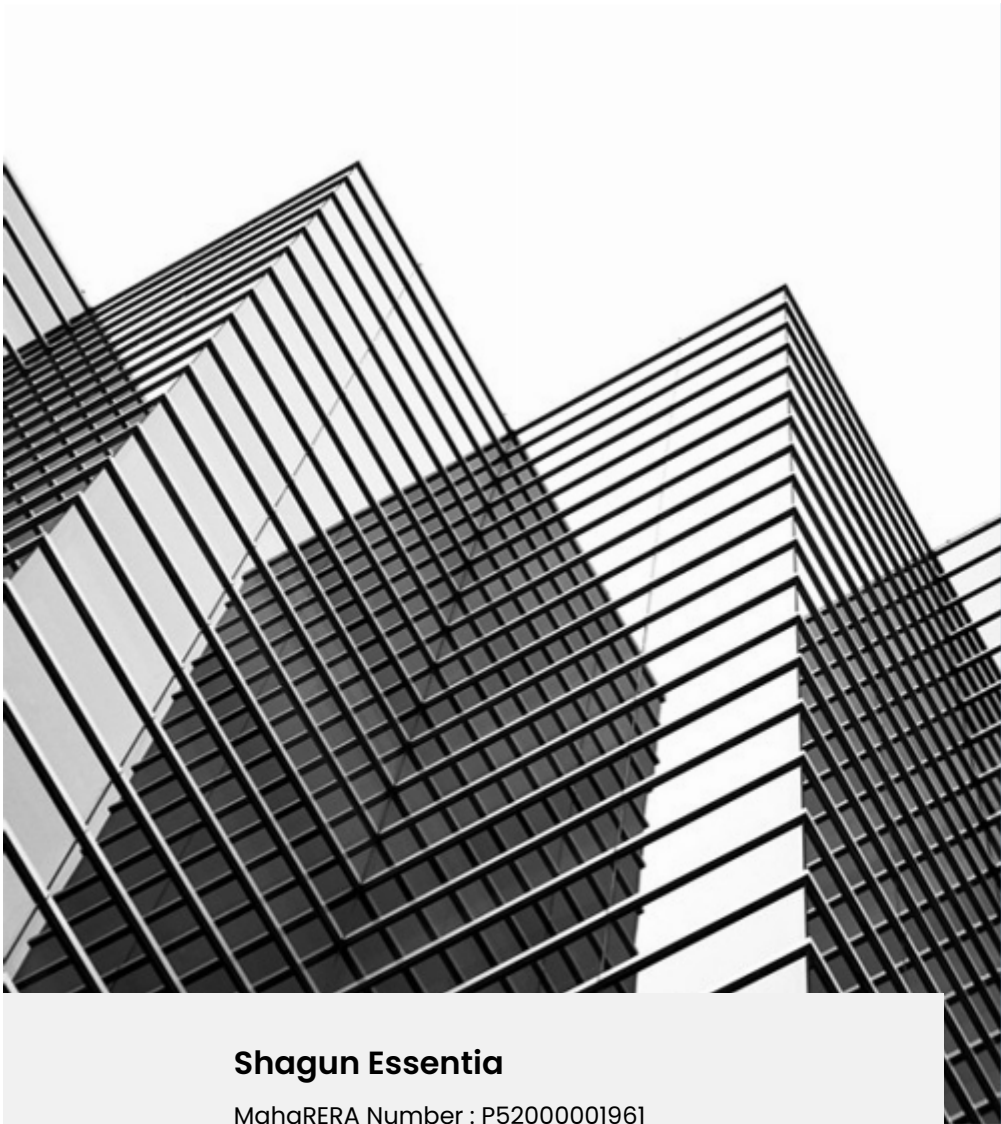


propscience.com

PROP REPORT



Shagun Essentia

MahaRERA Number : P52000001961



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	Ulwe police station	NA

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 76 AQI

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **42.6 Km**
- Chhatrapati Shivaji Maharaj International Airport **42.1 Km**
- BamanDongri Railway Station **1 Km**
- Galaxy Hospital **450 Mtrs**
- Radcliffe School **700 Mtrs**
- Seawoods Grand Central Mall **7.6 Km**
- Reliance SMART Point **2.9 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
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NA	NA	1
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SHAGUN ESSENTIA

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2018	1599 Sqmt	2 BHK

Project Amenities

Sports	Tennis Court,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Sit-out Area

Business & Hospitality	NA
Eco Friendly Features	Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Essentia	3	14	4	2 BHK	56
First Habitable Floor				2nd	

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Security Staff
- **Fire Safety :** NA
- **Sanitation :** There are nalas / contaminated water outlets near the project
- **Vertical Transportation :** High Speed Elevators

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	409 - 452 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 19143.81	INR 8075000	INR 8500000 to 9110000

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 400000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	HDFC Bank

Transaction History

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	33
Infrastructure	72
Local Environment	73
Land & Approvals	36
Project	65
People	39

Amenities	42
Building	65
Layout	38
Interiors	55
Pricing	30
Total	52/100

SHAGUN ESSENTIA

Disclaimer

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