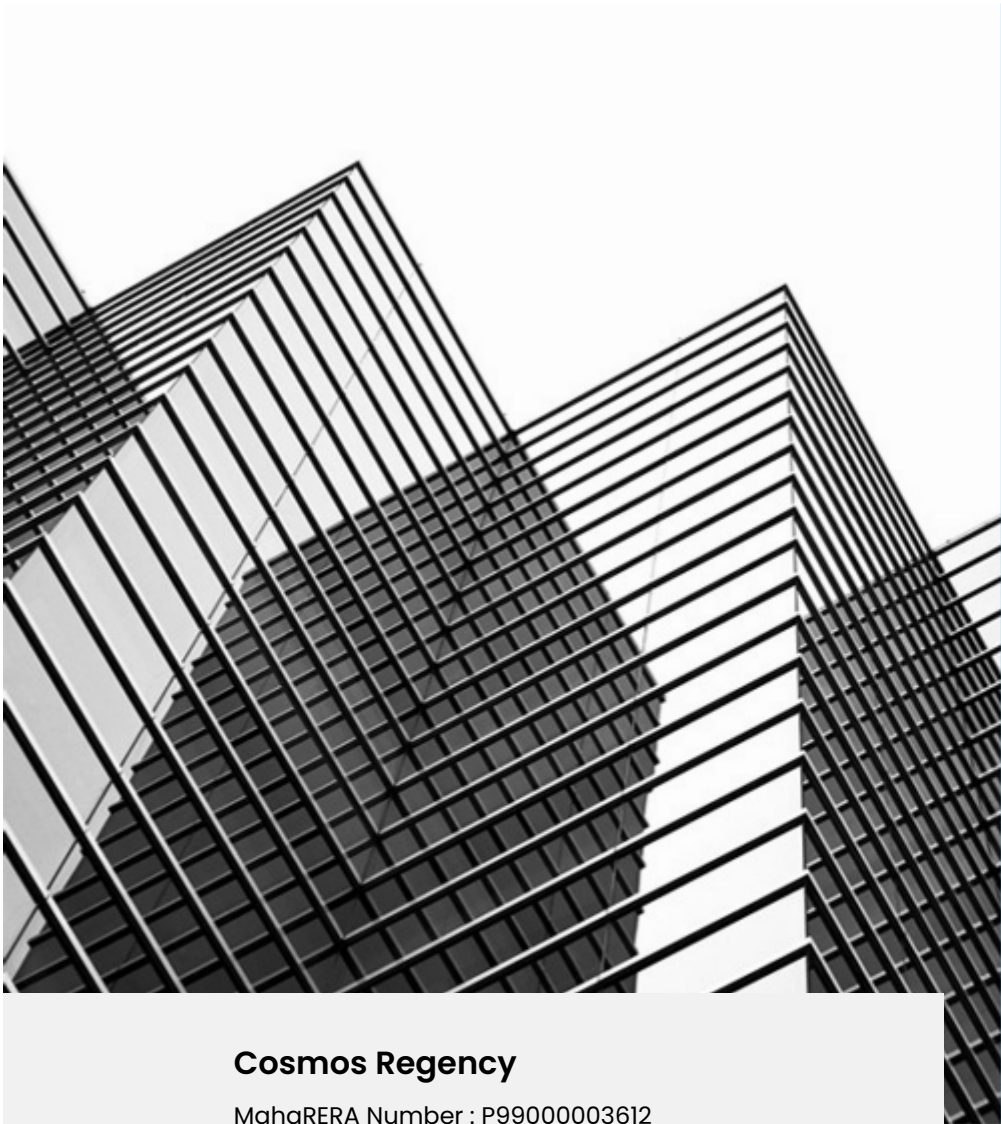


propscience.com

# PROP REPORT



**Cosmos Regency**

MahaRERA Number : P99000003612



# 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 **2.2 Km**
- Global Hospital **1 Km**
- Rustomjee Cambridge International School **1.2 Km**
- Big **0.5 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

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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## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2020	1281.41 Sqmt	2 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium
Leisure	Senior Citizen Zone,Pet Friendly
Business & Hospitality	NA
Eco Friendly Features	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
Cosmos Regency	2	13	7	2 BHK	91
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
2 BHK	557 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA

Technology	NA
White Goods	Modular Kitchen

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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 12001.8	--	INR 6685000

**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	INR 500000	NA

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

**Bank Approved  
Loans**

Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,PNB 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	45
Connectivity	48
Infrastructure	66
Local Environment	30
Land & Approvals	44

<b>Project</b>	65
<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>45/100</b>

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