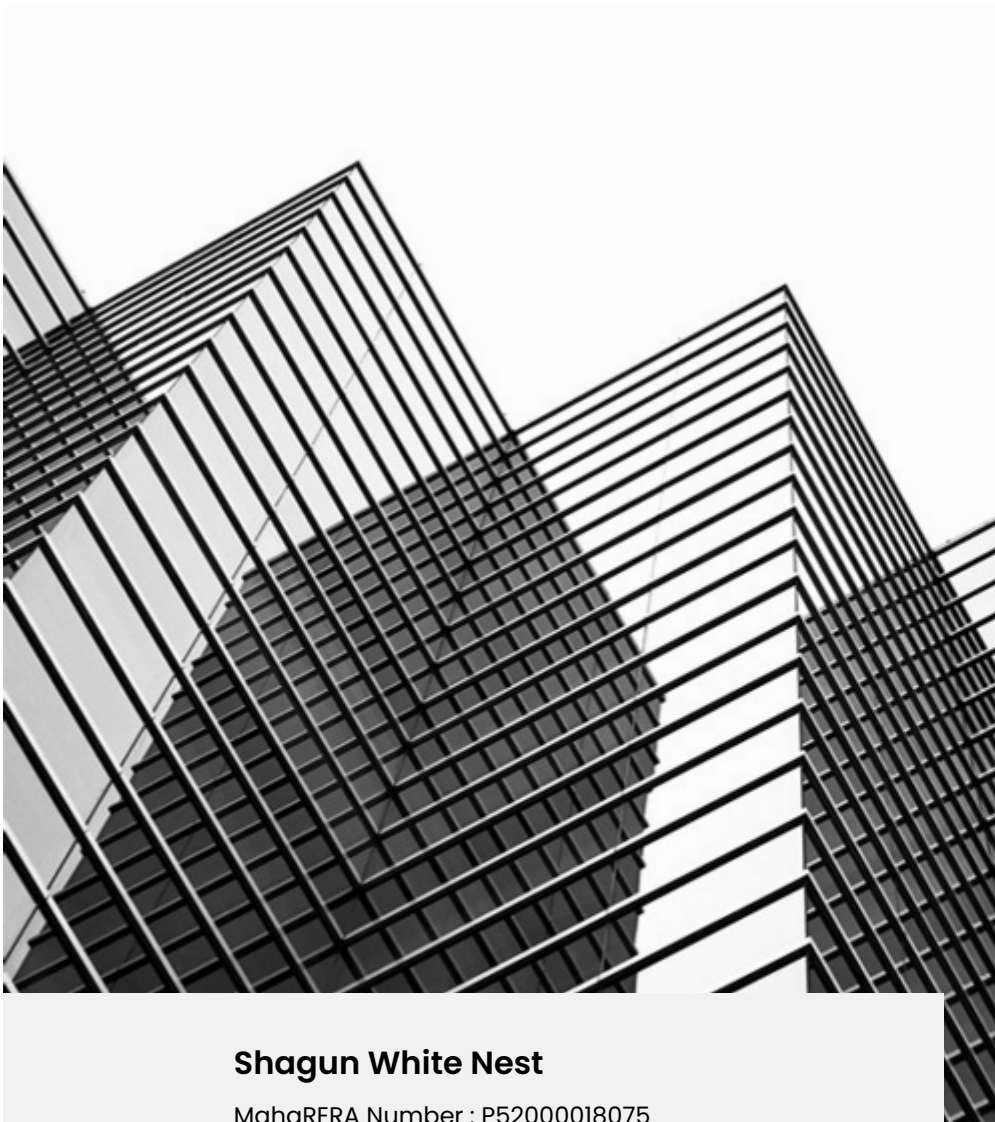


propscience.com

PROP REPORT



Shagun White Nest

MahaRERA Number : P52000018075



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 97 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **38.7 Km**
- Navi Mumbai International Airport **8.4 Km**
- Bhagat Chowk Bus Stop **1.5 Km**
- BamanDongri Railway Station **2 Km**
- Buus Stop **400 Mtrs**
- New Millennium Hospital **14.3 Km**
- Radcliffe School **1.1 Km**
- Seawoods Grand Central Mall **7.2 Km**
- Reliance SMART Point **2 Km**

LAND & APPROVALS

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

SHAGUN WHITE NEST

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

SHAGUN WHITE NEST

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2024	1889 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Kids Play Area,Gymnasium
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Leisure	Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

SHAGUN WHITE NEST

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
White Nest	2	11	9	1 BHK,2 BHK	99

First Habitable Floor	2nd Floor
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Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

SHAGUN WHITE NEST

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	269.1 – 301.4 sqft
2 BHK	355.2 – 452.1 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

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

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 22461.84	INR 6052000	INR 6658000 to 7446000
2 BHK	INR 19748.93	INR 7020000	INR 7720000 to 9823000

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

GST	Stamp Duty	Registration
5%	7%	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	Construction Linked Payment

**Bank Approved
Loans**

Axis Bank,HDFC Bank

Transaction History

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

SHAGUN WHITE NEST

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	83
Infrastructure	58
Local Environment	100
Land & Approvals	36

Project	74
People	39
Amenities	42
Building	65
Layout	45
Interiors	73
Pricing	40
Total	61/100

SHAGUN WHITE NEST

Disclaimer

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