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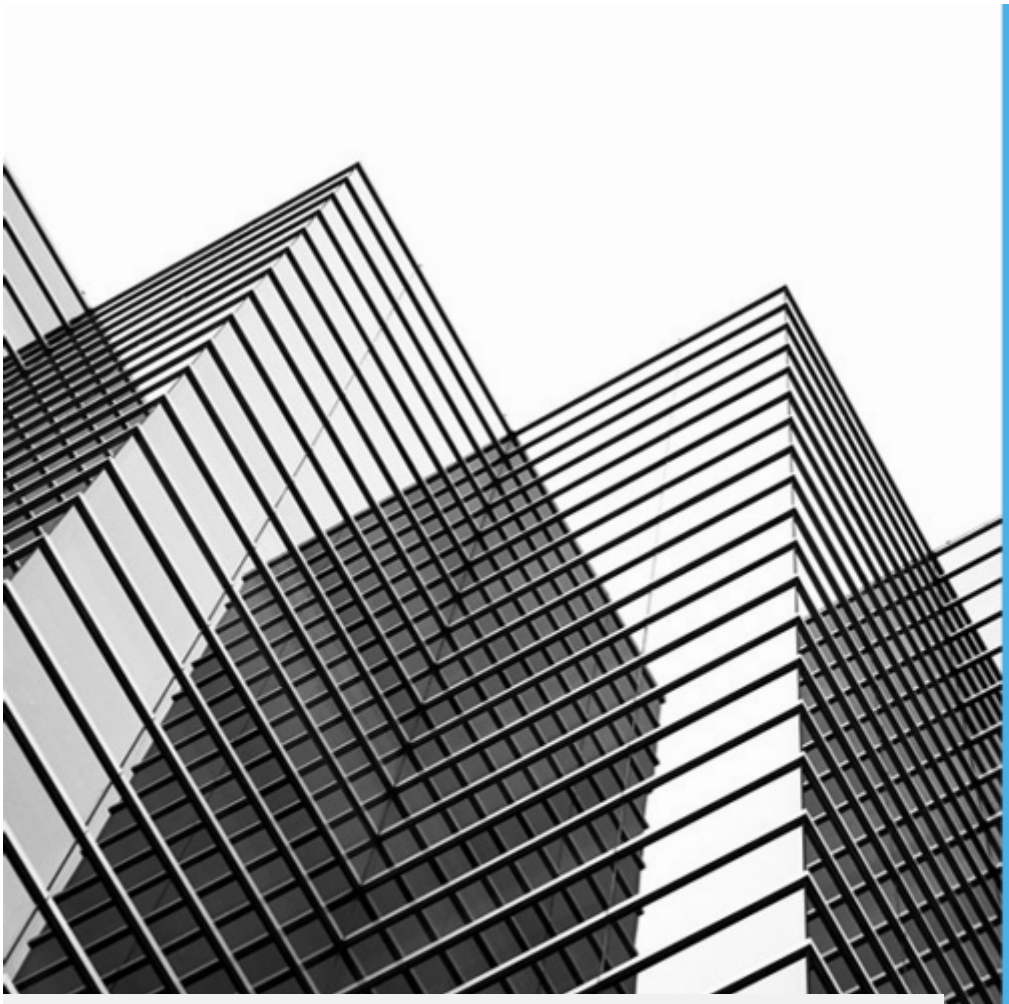
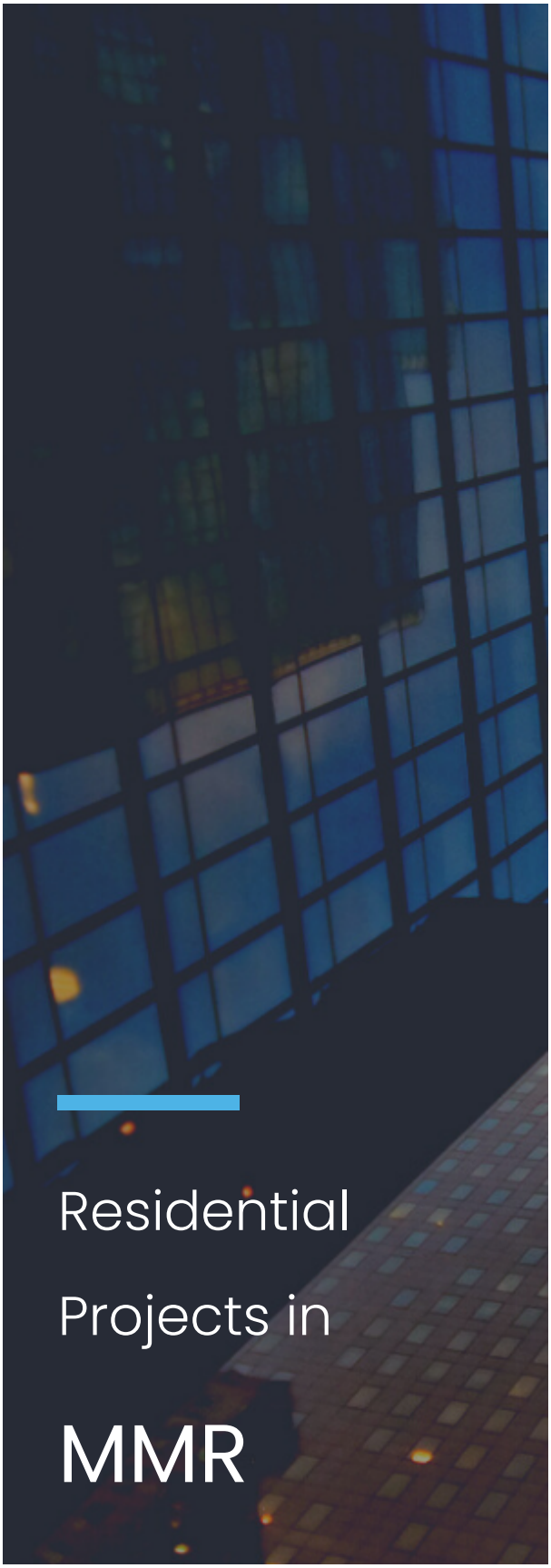
PROP REPORT



Sunshine Green Park Phase I

MahaRERA Number : P99000017859



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.

SUNSHINE GREEN PARK

PHASE I

LOCATION

Post Office	Police Station	Municipal Ward
Vasai East IE	Vasai Police Station	NA

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 75 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **44 Km**
- Fatherwadi **600 Mtrs**
- Vasai Railway Station **3.5 Km**
- Vasai Phata, Waliv Rd, Golani Naka, Vasai East, Dhaniv, Maharashtra 401208 **5 Km**
- Platinum Hospital Vasai, Shree Sankalp Siddhi Complex, opposite to Range Office, Golani Naka, Vasai East, Mumbai, Maharashtra 401208 **2.7 Km**
- St. Joseph English High School, CR4W+G2F, Fatherwadi, Vasai East, Vasai-Virar, Maharashtra 401208 **800 Mtrs**
- The Capital Mall, The Capital Mall Off New Link Road Village, Achole Rd, Nalasopara East, Maharashtra 401209 **4 Km**
- DMart - Vasai East, Nalasopara - Vasai Link Rd, Yashvant Viva Twp, Nalasopara East, Vasai-Virar, Maharashtra 401208 **4 Km**

SUNSHINE GREEN PARK
PHASE I

LAND & APPROVALS

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

SUNSHINE GREEN PARK
PHASE I

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

SUNSHINE GREEN PARK
PHASE I

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2026	2032.64 Sqmt	1 BHK,Studio

Project Amenities

Sports	Multipurpose Court,Kids Play Area
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Water Storage

SUNSHINE GREEN PARK
PHASE I

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Sunshine Green Park Phase 03	2	7	16	1 BHK,Studio	112

First Habitable Floor	1st Floor

Services & Safety

- **Security :** Society Office,Security System / CCTV,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** High Speed Elevators

SUNSHINE GREEN PARK PHASE I

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	338 sqft

Studio	205 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Modular Kitchen

SUNSHINE GREEN PARK
PHASE I

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price

Studio	INR 8500	INR 1742500	INR 2100000
1 BHK	INR 8500	INR 2873000	INR 3400000

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

GST	Stamp Duty	Registration
2%	6%	INR 35000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 350000	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,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd

Transaction History

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

SUNSHINE GREEN PARK PHASE I

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	63
Infrastructure	76
Local Environment	90
Land & Approvals	50
Project	76
People	46
Amenities	36

Building	65
Layout	53
Interiors	63
Pricing	50
Total	**60/100**

SUNSHINE GREEN PARK PHASE I

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