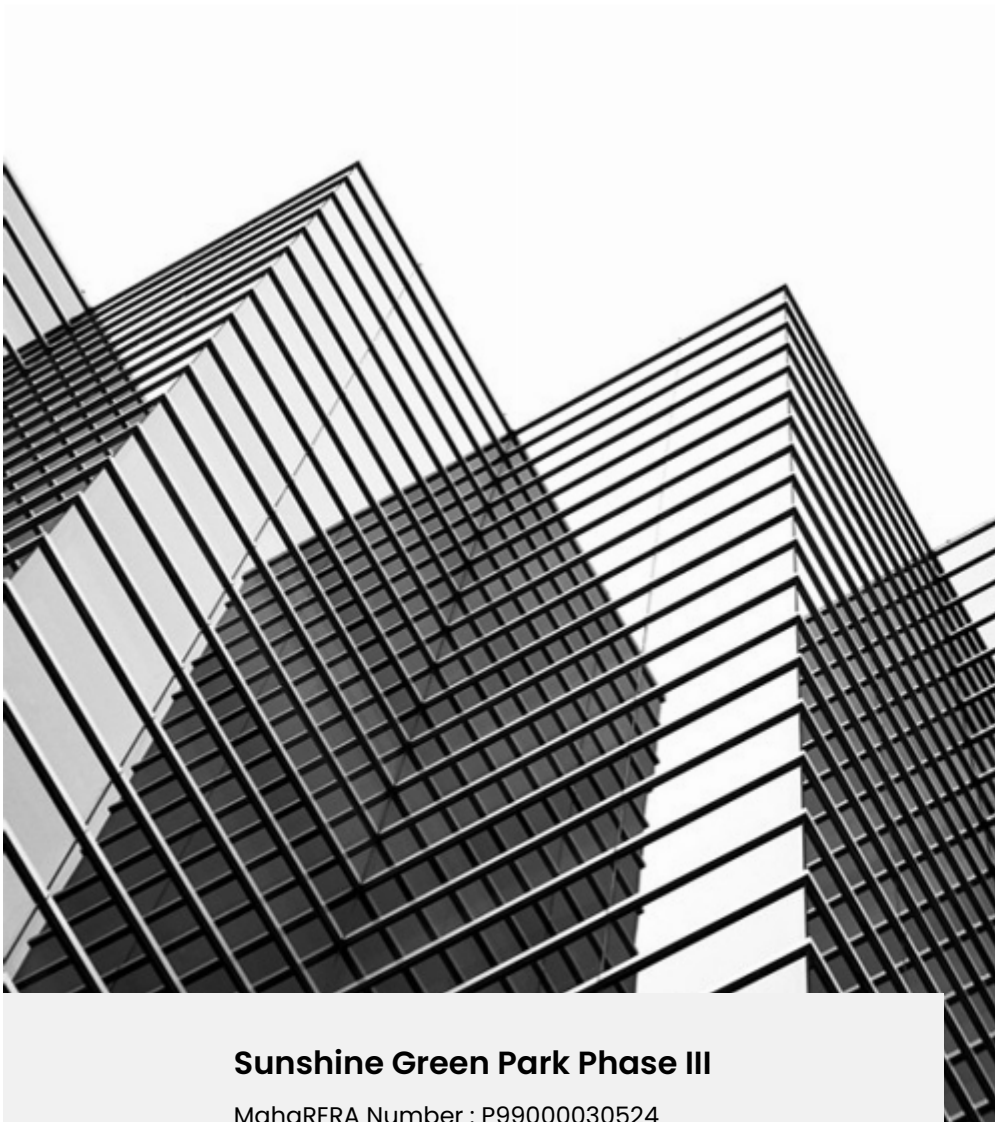


propscience.com

# PROP REPORT



**Sunshine Green Park Phase III**

MahaRERA Number : P99000030524



# 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.

SUNSHINE GREEN PARK

PHASE III

## 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**

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SUNSHINE GREEN PARK

PHASE III

## LAND & APPROVALS

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

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SUNSHINE GREEN PARK

PHASE III

## BUILDER & CONSULTANTS

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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 III

## PROJECT & AMENITIES

| Time Line                        | Size          | Typography         |
|----------------------------------|---------------|--------------------|
| Completed on 31st December, 2027 | 14333.71 Sqmt | 1 BHK,2 BHK,Studio |

### Project Amenities

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

SUNSHINE GREEN PARK  
PHASE III

## BUILDING LAYOUT

| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Sunshine Enclave      | 2               | 7            | 16              | 1 BHK          | 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 III

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK         | 229 – 393 sqft    |

|                                |                                              |
|--------------------------------|----------------------------------------------|
| <b>Floor To Ceiling Height</b> | Between 9 and 10 feet                        |
| <b>Views Available</b>         | Open Grounds / Landscape / Project Amenities |

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

|                                  |  |
|----------------------------------|--|
| SUNSHINE GREEN PARK<br>PHASE III |  |
|----------------------------------|--|

## COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price              |
|---------------|---------------|-----------------|------------------------|
| 1 BHK         | INR 8500      | INR 1946500     | INR 2300000 to 3841575 |

**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,PNB Housing Finance Ltd |

**Transaction History**

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

|                                  |  |
|----------------------------------|--|
| SUNSHINE GREEN PARK<br>PHASE III |  |
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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             | 55    |
| Connectivity      | 63    |
| Infrastructure    | 76    |
| Local Environment | 90    |
| Land & Approvals  | 50    |
| Project           | 69    |
| People            | 46    |
| Amenities         | 36    |
| Building          | 65    |
| Layout            | 48    |
| Interiors         | 63    |

|                |               |
|----------------|---------------|
| <b>Pricing</b> | 50            |
| <b>Total</b>   | <b>59/100</b> |

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SUNSHINE GREEN PARK  
PHASE III

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