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# PROP REPORT



**Juhi Serenity**

MahaRERA Number : P51700000074



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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

The project is in Ghansoli. Ghansoli is a prominent locality of Navi Mumbai. Initially a small fishing village, Ghansoli was an important village that held many assemblies during the Satyagraha Movement. The Mookambika Temple is one of the oldest landmarks of the area. The town is known for the famous 'Ghansoli Mahotsav', held by the Dagdu Chahu Patil Trust, which celebrates the area's cultural diversity. Ghansoli has a mixed gentry, Marathi and Hindi being the most widely spoken local languages. The area is home to several large corporate establishments, the Reliance Group corporate office being the largest amongst them. BEST and NMMT buses connect the area to other parts of Navi Mumbai and MMR. Ghansoli Station is present on the Harbour Line of the Mumbai Suburban Railway.

Post Office	Police Station	Municipal Ward
Ghansoli	Rabale Police Station	Ghansoli

### 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 48 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Navi Mumbai International Airport **23.9 Km**
- Chhatrapati Shivaji Maharaj International Airport **32.9 Km**
- Bus stop **120 Mtrs**
- Ghansoli Railway Station **3 Km**
- Thane - Belapur Rd **2.9 Km**
- Gawali Hospital **2 Km**
- Angel's English School **1 Km**
- Inorbit Mall **10.3 Km**
- D-Mart **1.2 Km**

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## LAND & APPROVALS

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

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# BUILDER & CONSULTANTS

Since its inception in 2001, Juhi Developers has been committed to designing architecture marvels and providing superlative services. The brand has established itself and continually proven to be one of the most sought-after names in the Real Estate industry. Constructing landmarks at strategic locations that derive appreciated value in terms of both returns and comfort, Juhi Developers have earned a reputation for quality construction and inspiring design. Developments that stand testimony to the brand's reputation are spread across over Navi Mumbai.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2022	4800 Sqmt	1 BHK,2 BHK,3 BHK

## Project Amenities

<b>Sports</b>	Badminton Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Indoor Games Area
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<b>Leisure</b>	Sit-out Area
<b>Business &amp; Hospitality</b>	Party Lawn
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Juhi Serenity	3	27	8	1 BHK,2 BHK,3 BHK	216

First Habitable Floor

5th

### Services & Safety

- **Security** : Maintenance Staff,Security System / CCTV,Intercom Facility
- **Fire Safety** : NA
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	280 sqft
2 BHK	387 - 441 sqft
3 BHK	548 - 645 sqft

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

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

White Goods

NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 30535.71	INR 8550000	INR 9500000
2 BHK	INR 25953.49	INR 10049000	INR 11165000 to 13500000
3 BHK	INR 31204.38	INR 17100000	INR 19000000 to 22363000

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

GST	Stamp Duty	Registration
0%	7%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 500000	INR 0



<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis 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	63
Connectivity	83

<b>Infrastructure</b>	72
<b>Local Environment</b>	100
<b>Land &amp; Approvals</b>	36
<b>Project</b>	66
<b>People</b>	39
<b>Amenities</b>	56
<b>Building</b>	78
<b>Layout</b>	45
<b>Interiors</b>	55
<b>Pricing</b>	40
<b>Total</b>	<b>61/100</b>

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