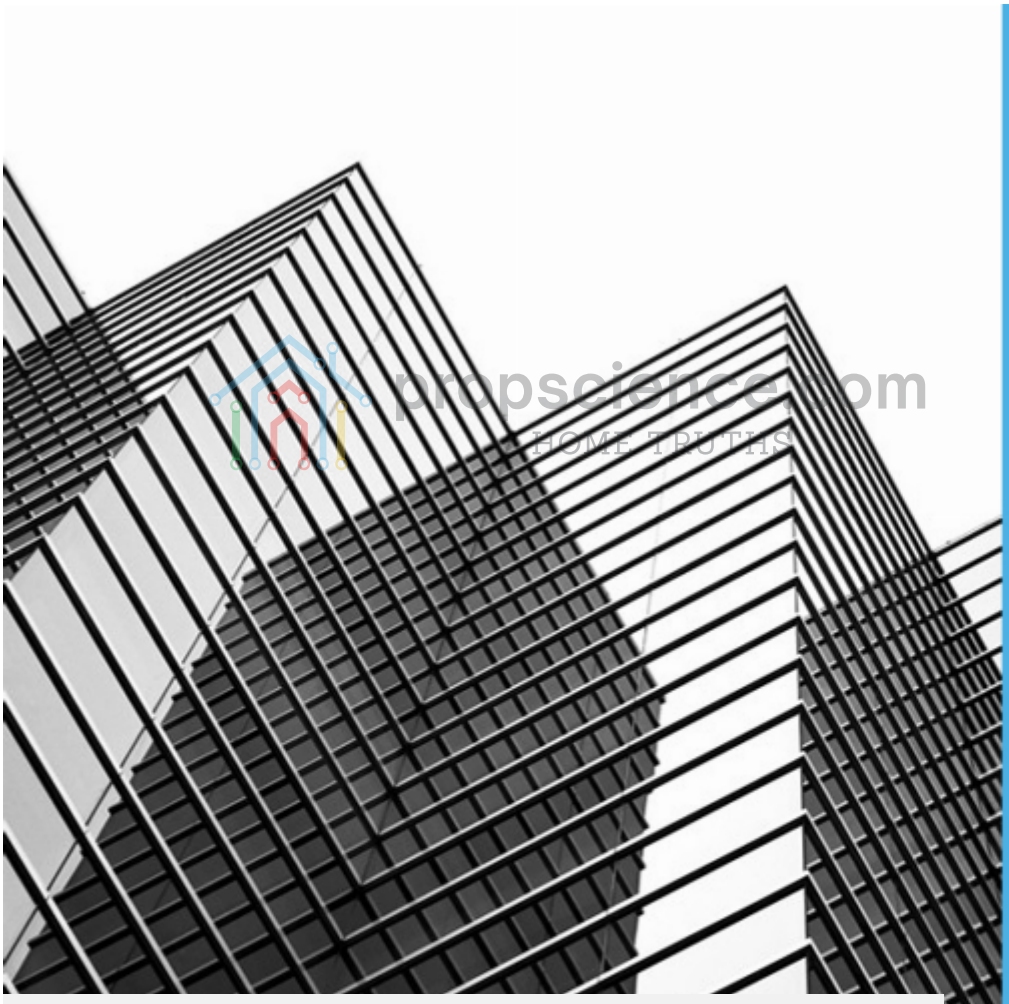
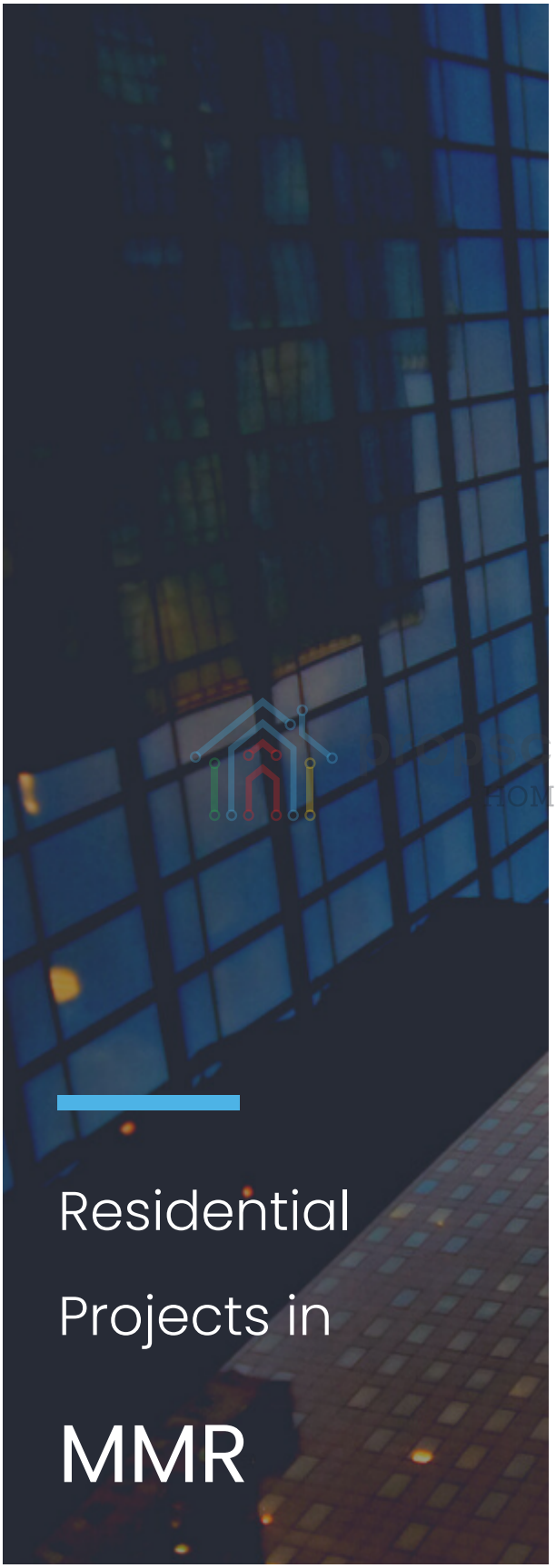
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PROP REPORT



Stella Grand Central

MahaRERA Number : P51700001150



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.

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LOCATION

The project is in Vartak Nagar. Vartak Nagar is a locality in the city of Thane. Pokhran No. 1 passes through the area and joins Pokhran No. 2 at Lake Upvan. A large part of Vartak Nagar is covered by 63 acres of MHADA colonial buildings. These buildings are occupied by industrial workers employed by manufacturing units in and around Thane. Some well-known companies, such as Raymond, Kores, Voltas, NRB Bearing, Blue Star, etc., have branches in Vartak Nagar and the neighbouring areas. The famous landmark in the area is the Sai Baba Temple. Schools in the area include Sulochana Devi Singhania High School, Little Flower High School, Brahman Vidyalaya, Smt Savitri Devi Thirani School, and College. Due to remodelling and new real estate development, the area is gradually transforming. The locality is well connected by roads as the Eastern Expressway is very near and the nearest railway station is Thane.

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Post Office	Police Station	Municipal Ward
Jekegram	NA	NA

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **21.6 Km**
- Thane Railway Station **4.2 Km**
- Jupiter Hospital **2.2 Km**
- Smt. Sulochanadevi Singhania School **1.1 Km**
- Viviana Mall **2.0 Km**
- Big Bazaar Viviana Mall **2.0 Km**

STELLA GRAND CENTRAL

LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Puranik Builders Limited is a leading real estate company providing comprehensive residential and commercial solutions across various categories. Established in 1990, we have successfully developed over 4.21 Lakh sq.mt over two decades, while over 9.88 Lakh sq.mt. are under construction.

Project Funded By	Architect	Civil Contractor

NA	NA	NA

STELLA GRAND CENTRAL

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2025	1723.95 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Kids Play Area,Gymnasium
Leisure	Yoga Room / Zone,Senior Citizen Zone,Pet Friendly
Business & Hospitality	Clubhouse
Eco Friendly Features	Rain Water Harvesting,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Stella Grand Central	3	31	8	1 BHK,2 BHK	248

First Habitable Floor	1st

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Power Back-up Generator
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	344 - 354 sqft
2 BHK	440 - 469 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 5848000 to 6018000

2 BHK	--	--	INR 7480000 to 7973000

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

GST	Stamp Duty	Registration
6%	4%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 500000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans,PNB Housing Finance Ltd,SBI Bank

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Transaction History

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

STELLA GRAND CENTRAL

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	38
Infrastructure	92
Local Environment	30
Land & Approvals	56
Project	68
People	56
Amenities	42

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Building	53
Layout	38
Interiors	53
Pricing	30
Total	**52/100**

STELLA GRAND CENTRAL

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