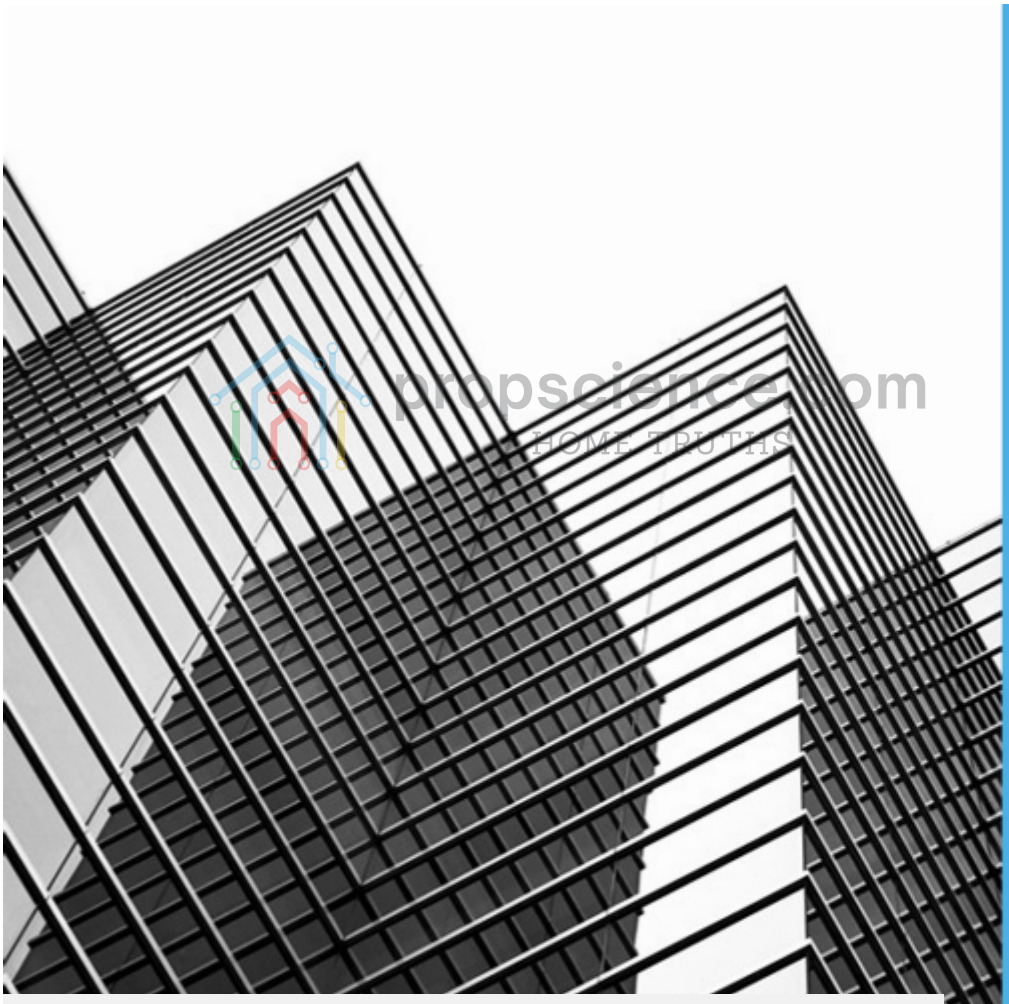
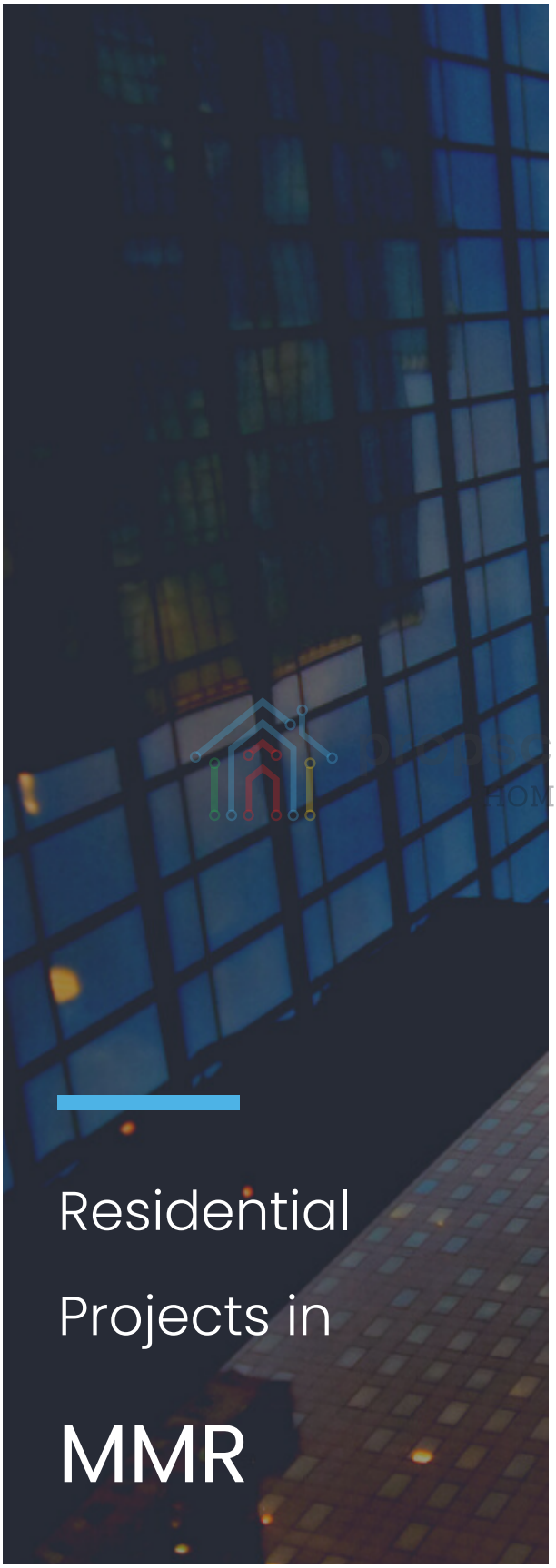
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PROP REPORT



JVM Veda

MahaRERA Number : P51700026679



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 Moghar Pada-Kasarvadavali. Kasarvadavali is an area in Thane Ghodbunder Road, located between the Waghbil and Bhainderpada areas. It is well connected by state buses. Thane Railway Station is approximately 9 kilometres from the location and Mumbai International Airport is approximately 34 km. The planned Kasarvadavali Metro Station of Wadala-Mulund-Kasarvadavali metro line is under construction. There are many famous schools, colleges, hospitals, and shopping centres in the area. It is home to one of the famous temples from 600 AD. This temple is called Ram Temple and it is surrounded by a beautiful pond.

Post Office	Police Station	Municipal Ward
NA	NA	NA

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HOME TRUTHS

Neighborhood & Surroundings

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

Connectivity & Infrastructure

- International Airport **22.6 Km**
- Dr.L.H.Hiranandani Hospital **2.2 Km**
- DAV Public School **6.5 Km**
- R Mall **5.2 Km**

LAND & APPROVALS

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

JVM VEDA

BUILDER & CONSULTANTS

JVM Spaces is a well-known name in the Thane real estate market. Everyone want to buy a home, and they assist many of them in realising their aspirations. They meticulously construct each home, focusing on quality, practical details, and ensuring value for money. They want to gain people's trust and confidence when they debut new products and services.

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

JVM VEDA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2024	3628.56 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	NA
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Veda	2	15	6	1 BHK,2 BHK	90

First Habitable Floor	1st

Services & Safety

- **Security :** Society Office,Security System / CCTV
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

JVM VEDA

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	294.39 - 356.26 sqft
2 BHK	459 - 486 sqft

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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

JVM VEDA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 5300000 to 6415000
2 BHK	--	--	INR 8262000 to 8750000

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

GST	Stamp Duty	Registration
5%	3%	INR 30000

Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

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

Transaction History

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

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
May 2022	476	10	INR 6877741	INR 14449.04
April 2022	497	17	INR 5713000	INR 11494.97
April 2022	498	14	INR 5366918	INR 10776.94

March 2022	315	5	INR 4292700	INR 13627.62
March 2022	338	10	INR 4321416	INR 12785.25
February 2022	476	5	INR 6325791	INR 13289.48
January 2022	476	3	INR 6280746	INR 13194.84
December 2021	353	7	INR 4197487	INR 11890.9
August 2021	455	6	INR 5615611	INR 12342
July 2021	353	3	INR 3896486	INR 11038.2
July 2021	353	11	INR 3420296	INR 9689.22
July 2021	291	3	INR 4292453	INR 14750.7
June 2021	476	9	INR 6396906	INR 13438.88
June 2021	315	7	INR 3946314	INR 12527.98
June 2021	338	6	INR 4277439	INR 12655.14
April 2021	382	7	INR 3983582	INR 10428.23

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April 2021	622	11	INR 6346405	INR 10203.22

JVM VEDA

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.

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Category	Score
Place	73
Connectivity	30
Infrastructure	58
Local Environment	30
Land & Approvals	44
Project	65
People	39

Amenities	36
Building	53
Layout	38
Interiors	53
Pricing	30
Total	**46/100**

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