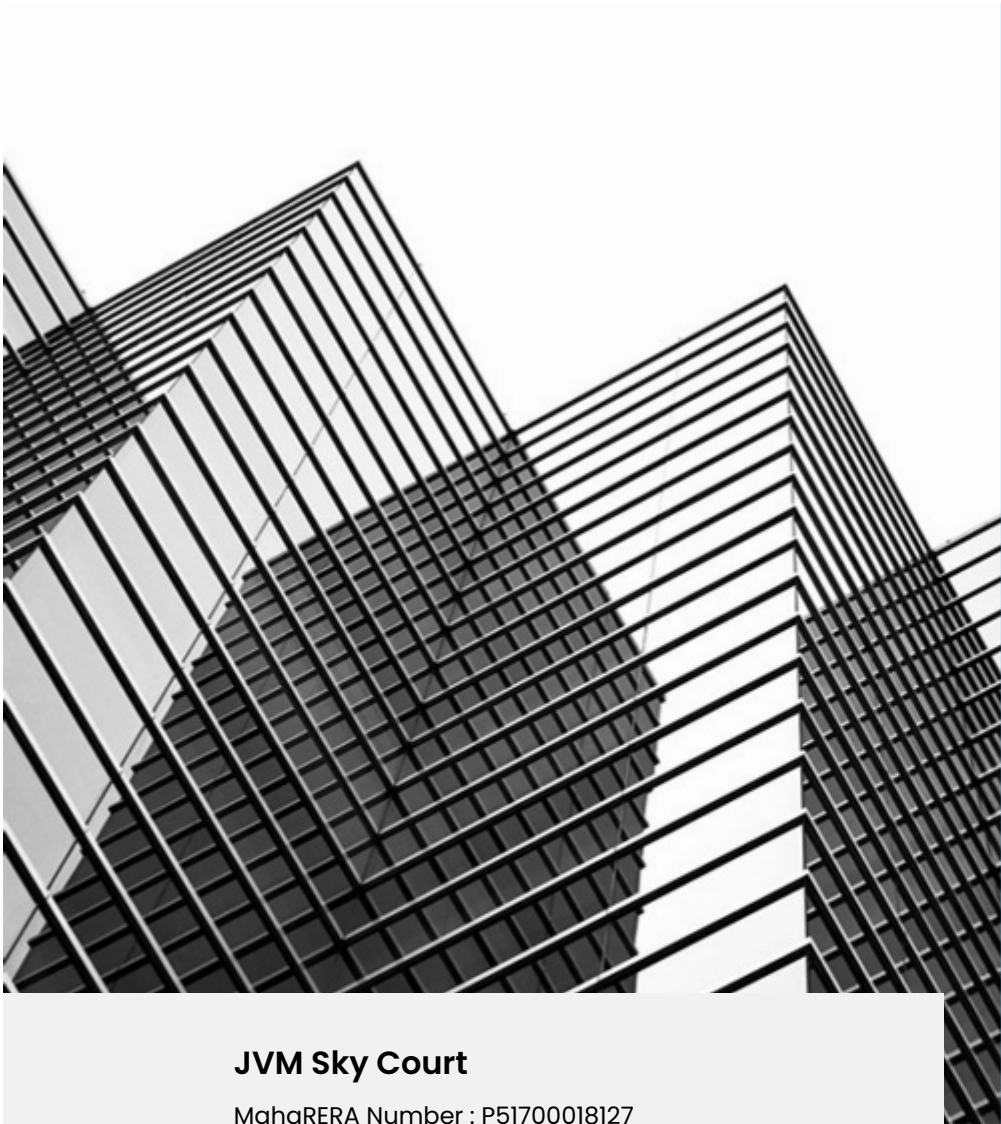


propscience.com

# PROP REPORT



**JVM Sky Court**

MahaRERA Number : P51700018127



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 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

## Neighborhood & Surroundings

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

## Connectivity & Infrastructure

- International Airport **23.6 Km**
- Mira Road Railway Station **9.9 Km**
- Vedant Hospital **10.7 Km**
- DAV Public School **8.0 Km**
- R Mall **8.4 Km**

# LAND & APPROVALS



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

## JVM SKY COURT

# BUILDER & CONSULTANTS



## Builder Profile

Project Funded By	Architect	Civil Contractor
NA	NA	NA

## JVM SKY COURT

# PROJECT & AMENITIES



Time Line	Size	Typography
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Completed on 30th June, 2022

2690 Sqmt

2 BHK

## Project Amenities

<b>Sports</b>	Gymnasium
<b>Leisure</b>	NA
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation,Landscaped Gardens

JVM SKY COURT

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A Wing	1	8	6	2 BHK	48
B Wing	1	8	4	2 BHK	32
First Habitable Floor				1st	

## Services & Safety

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

JVM SKY COURT

## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	558 sqft
2 BHK	558 sqft
<b>Floor To Ceiling Height</b>	NA
<b>Views Available</b>	NA
<b>Flooring</b>	Vitrified Tiles,Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform

<b>Finishing</b>	Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

JVM SKY COURT

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 8930000

**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

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

### Transaction History

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

JVM SKY COURT

## 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	30



<b>Infrastructure</b>	30
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	44
<b>Project</b>	65
<b>People</b>	39
<b>Amenities</b>	30
<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	53
<b>Pricing</b>	30
<b>Total</b>	<b>43/100</b>

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JVM SKY COURT

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