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# PROP REPORT



## Joe Apartments

MahaRERA Number : P51700016879



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.

## LOCATION

The project is in Uthalsar. Uthalsar is located in Thane West and belongs to Konkan Division. Marathi is the local language here. Runwal Nagar, D N Nagar, Bhoir Wadi, Azad Nagar and Khopat are nearby localities. Thane Railway Station, Kalva Railway Station is very close to Uthalsar. The weather can be humid as it is close to the Arabian Sea. There are many medical centres, hospitals, educational institutions, and temples in the locality.

Post Office	Police Station	Municipal Ward
Thane	NA	NA

### Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is prone to traffic jams during rush hour. The air pollution levels are 45 AQI

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **20.8 Km**
- Thane Railway Station **1.6 Km**
- Jupiter Hospital **2.1 Km**
- St. John The Baptist High School **210 Mtrs**
- Viviana Mall **1.9 Km**
- Big Bazaar Viviana Mall **1.9 Km**

# 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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## JOE APARTMENTS

# BUILDER & CONSULTANTS

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No one can comprehend their clients better than Shubhangi Builders & Developers. Immediately upon their inception, they concentrate solely on client satisfaction concerns. Customer care services aim to comprehend the current yet important needs for their elevated life of the consumers and try to project them in their complete form to achieve something better when querying about the details of the property to their clients. Their knowledgeable staff can also assist you in maximising the value of your property and maximising its potential. Deal transparency is also a critical aspect in their success.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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## JOE APARTMENTS

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2021	338 Sqmt	1 BHK,Studio

## Project Amenities

Sports	Kids Play Area
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	NA

## JOE APARTMENTS

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A wing	1	7	2	1 BHK,Studio	14

B Wing	1	7	3	1 BHK,Studio	21
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First Habitable Floor	1st
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## Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Security Staff,MyGate / Security Apps
- **Fire Safety :** Fire Hose
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** High Speed Elevators

### JOE APARTMENTS



Configuration	RERA Carpet Range
1 BHK	335 - 341 sqft
Studio	313 sqft
1 BHK	340 sqft

Floor To Ceiling Height	Greater than 10 feet
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Views Available

Water Body / City Skyline

<b>Flooring</b>	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 5400000 to 5460000

Studio	--	--	INR 5000000
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**Disclaimer:** Prices mentioned are approximate value and subject to change.

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
1%	5%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 500000	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,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,Indialbulls Home Loans,SBI Bank

### 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	73
Connectivity	48
Infrastructure	100
Local Environment	63
Land & Approvals	44
Project	65
People	39
Amenities	36
Building	77
Layout	73



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HOME TRUTHS

<b>Interiors</b>	63
<b>Pricing</b>	30
<b>Total</b>	<b>59/100</b>

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