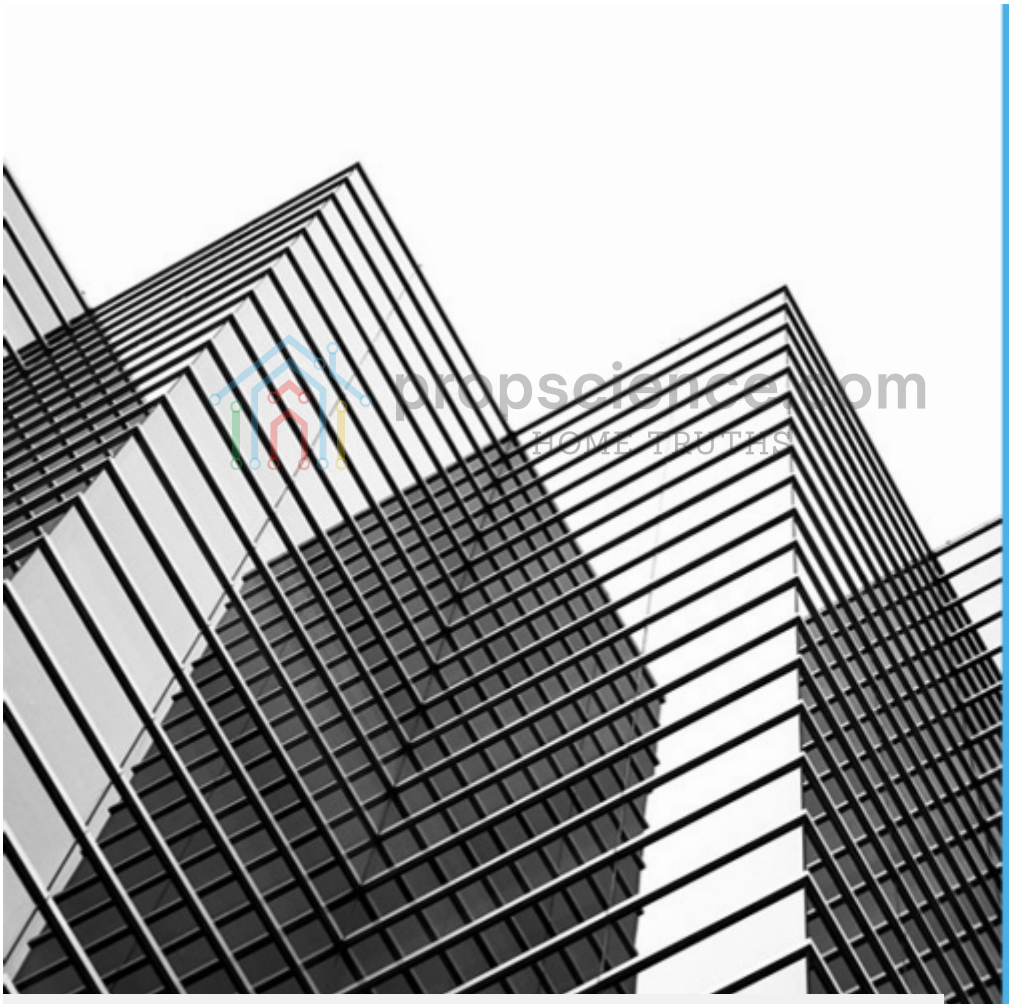
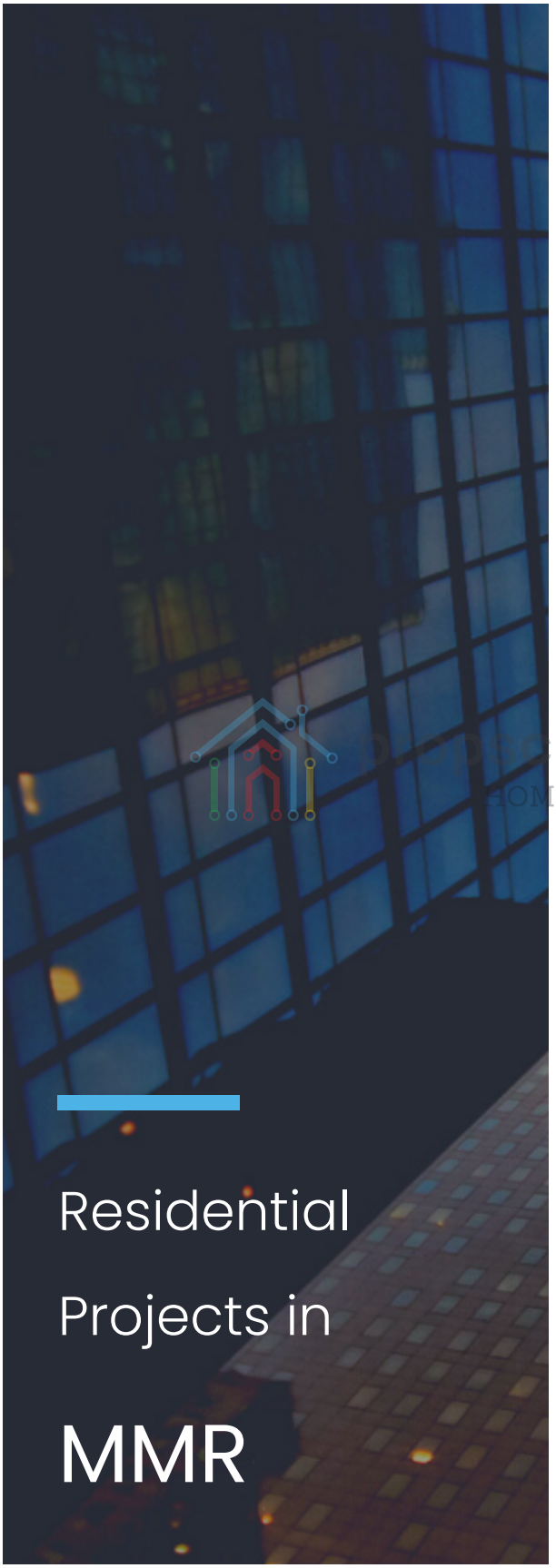
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# PROP REPORT




**JVM ACCORD**

MahaRERA Number : P51700029725



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 Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

| Post Office | Police Station | Municipal Ward |
|---|---|---|
| Chitalsar Manpada | NA | NA |

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## Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 45 AQI and the noise pollution is 51 to 85 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **24.6 Km**
- Manorama Nagar **350 Mtrs**
- Thane Railway Station **6.1 Km**
- Ghodbunder Rd **1.9 Km**
- Highland Super Speciality Hospital **1.5 Km**
- C.P. Goenka International School **2.7 Km**
- Viviana Mall **4.1 Km**
- DMart Kolshet **1.5 Km**

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# LAND & APPROVALS

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

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# BUILDER & CONSULTANTS

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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.

| Project Funded By | Architect | Civil Contractor |
|---|---|---|
| NA | NA | NA |

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# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|
| Completed on 31st March, 2025 | 5990.00 Sqmt | 1 BHK,Studio |

## Project Amenities

| | |
|---|---|
| **Sports** | Multipurpose Court,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area |
| **Leisure** | Library / Reading Room,Senior Citizen Zone,Pet Friendly |
| **Business & Hospitality** | ATM / Bank Attached,Clubhouse,Multipurpose Hall |
| **Eco Friendly Features** | Rain Water Harvesting,Landscaped Gardens,Water Storage,Eco Friendly Paint,Charging Ports - Electrical Cars |

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# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| Building -A | 4 | 24 | 13 | 1 BHK | 312 |
| Building -B | 3 | 24 | 8 | 1 BHK,Studio | 192 |

| First Habitable Floor | 1st |
|---|---|

## Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** High Speed Elevators

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# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---|---|
| 1 BHK | 287 sqft |
| 1 BHK | 352 sqft |

| | |
|---|---|
| Studio | 274 sqft |

| | |
|---|---|
| **Floor To Ceiling Height** | Between 9 and 10 feet |
| **Views Available** | Open Grounds / Landscape / Project Amenities |

| | |
|---|---|
| **Flooring** | Vitrified Tiles,Anti Skid Tiles |
| **Joinery, Fittings & Fixtures** | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards |
| **Finishing** | Laminated flush doors,Double glazed glass windows |
| **HVAC Service** | NA |
| **Technology** | WIFI enabled |
| **White Goods** | NA |

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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 1 BHK | -- | -- | INR 4300000 to 5300000 |
| Studio | -- | -- | INR 4125000 |

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

| GST | Stamp Duty | Registration |
|---|---|---|
| 1% | 6% | INR 30000 |

| Floor Rise | Parking Charges | Other Charges |
|---|---|---|
| NA | INR 0 | INR 0 |

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| | |
|---|---|
| Festive Offers | The builder is not offering any festive offers at the moment. |
| Payment Plan | Construction Linked Payment |

| | |
|---|---|
| **Bank Approved Loans** | Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,Catalyst Trusteeship Limited,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IDBI Trusteeship Services Limited,Indialbulls Home Loans,IndusInd Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,Punjab & Sind Bank,SBI Bank,Tata Capital |

**Transaction History**

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

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# PROJECT PROPSCORE

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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** | 65 |
| **Infrastructure** | 92 |

| | |
|---|---|
| **Local Environment** | 70 |
| **Land & Approvals** | 50 |
| **Project** | 71 |
| **People** | 39 |
| **Amenities** | 76 |
| **Building** | 55 |
| **Layout** | 53 |
| **Interiors** | 63 |
| **Pricing** | 40 |
| **Total** | **62/100** |

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