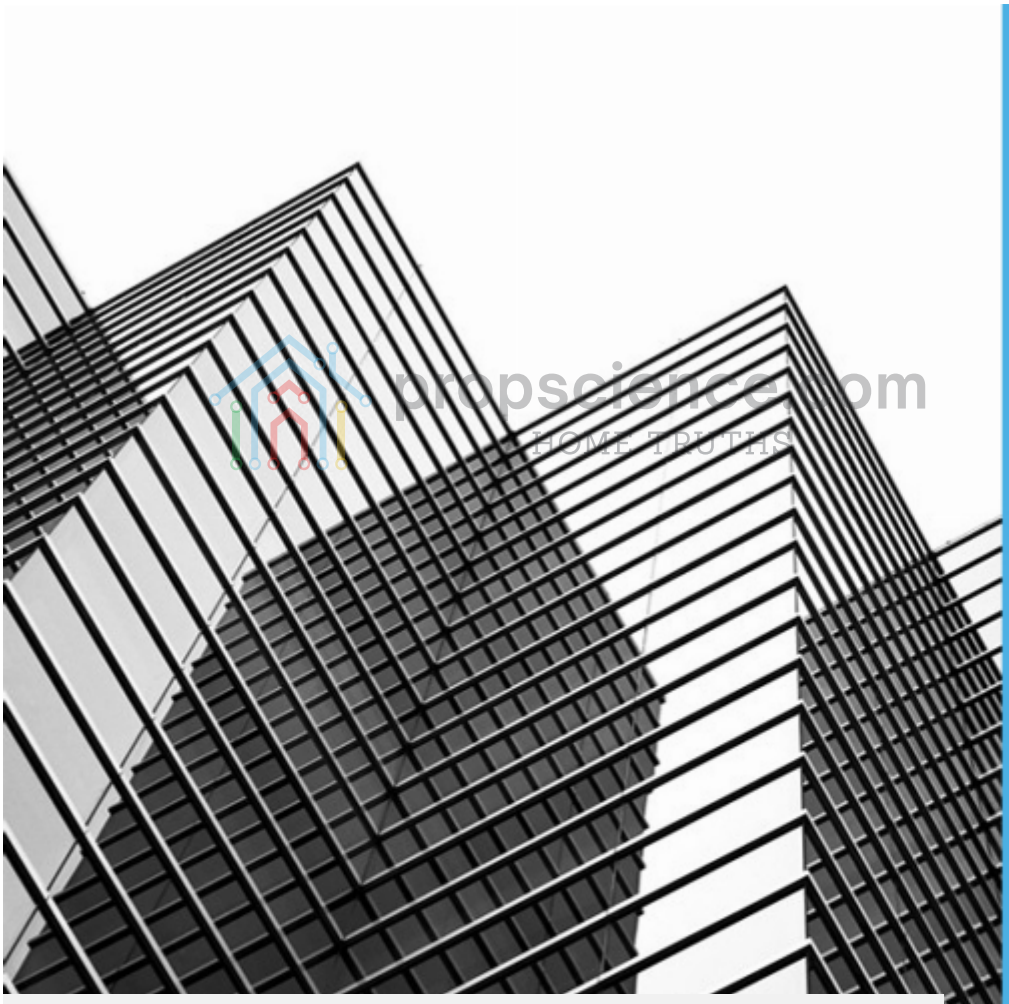
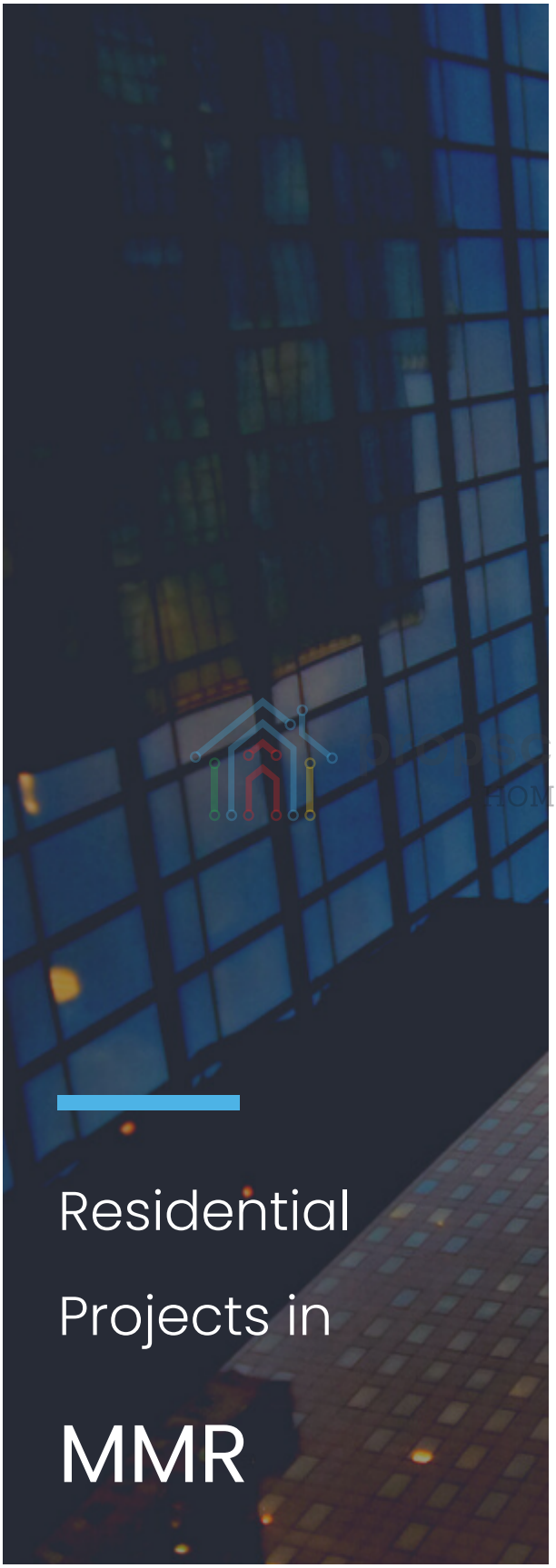
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PROP REPORT



JMJ NINE ACES CHS LTD

MahaRERA Number : P51800045486



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 Khar (West). Khar is a vibrant and bustling neighbourhood of Mumbai city, situated between the localities of Bandra and Santacruz. Originally a part of the many fishing villages that comprised of Bandra, today Khar is divided into East and West by the Western Railway Line. Khar East has several small scale commercial and industrial setups whereas Khar West is predominantly residential. The locality hosts a number of prominent educational institutes, medical centres, and retail spaces. It is also home to many Bollywood celebrities. Khar Gymkhana and the Wellington Catholic Gymkhana are prominent community centres for locals to enjoy their free time. The local languages spoken here are Hindi, English, Gurjati and Sindhi.

Post Office	Police Station	Municipal Ward
Danda	Khar West Police Station	Ward H West

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Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 60 Satisfactory AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **9.50 Km**
- Bus stop at Khar Danda Road, **220 Mtrs**
- Khar West Railway Station, **1.60 Km**
- Linking Road, Khar west, **550 Mtrs**
- Ramakrishna Mission Hospital, 3RFP+X5J, 12th Rd, Khar, Khar West, **750 Mtrs**
- Jasudben M L School, Dr Madhuri Shah Campus,Ramakrishna Mission Marg 16th & 17th Road,Khar South Avenue, Khar West, Santacruz West, **150 Mtrs**
- Kenilworth Mall, 39th Rd, Khar, Khar West **2.00 Km**
- Society Stores, Co-Op HSG, 97B, Juhu Tara Rd, Santacruz West, **1.70 Km**

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LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	563 Sqmt	2 BHK,3 BHK

Project Amenities

Sports	Kids Play Area,Gymnasium
Leisure	Open Stage Theatre,Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone
Business & Hospitality	Conference / Meeting Room
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units

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First Habitable Floor	1st Floor

Services & Safety

- **Security :** Security System / CCTV
- **Fire Safety :** Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	717 sqft
3 BHK	1077 sqft

Floor To Ceiling Height	Greater than 10 feet
Views Available	Road View / No View

Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Dry Walls,False Ceiling,Laminated flush doors
HVAC Service	NA
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 45048.81	INR 32300000	INR 32300000
3 BHK	INR 45032.5	INR 48500000	INR 48500000

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

GST	Stamp Duty	Registration

5%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank,IIFL Bank,Kotak Bank

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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	65
Connectivity	83
Infrastructure	86
Local Environment	100
Land & Approvals	44
Project	74
People	39
Amenities	42
Building	67
Layout	63
Interiors	73
Pricing	30
Total	64/100

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