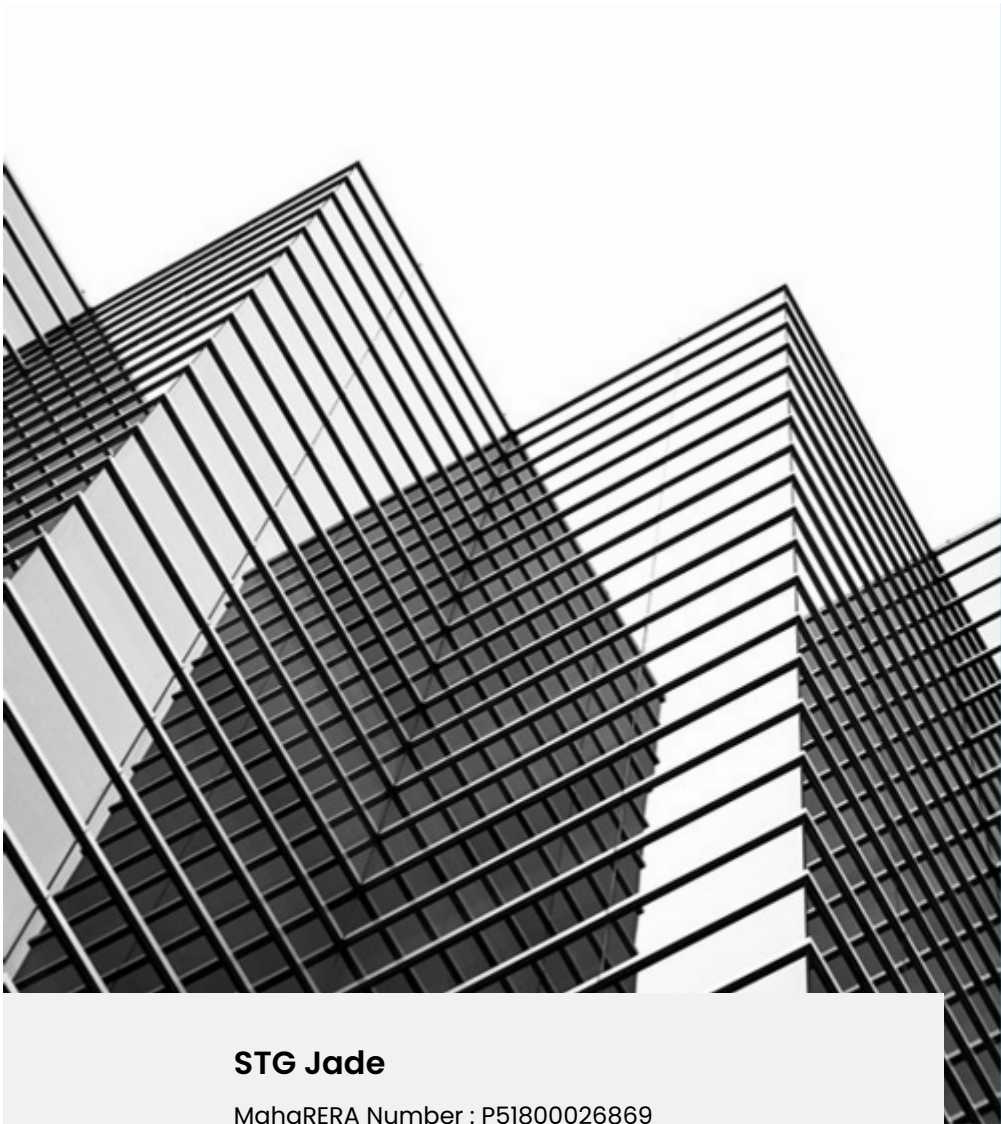


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PROP REPORT



STG Jade

MahaRERA Number : P51800026869



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 Chembur (West). Chembur is an upmarket large suburb in Mumbai. Chembur is also said to be a reference to Chevul at the mouth of the Kundalika River on mainland Maharashtra. Vidyanagar , Neelkanth Vihar , Vidya Vihar East , Neelkhanth Valley , Chittranjan Nagar are the neighboring localities of Chembur. After independence, Chembur was one of the sites where refugee camps were set up to settle refugees after partition. The industrialisation of Trombay during and after the war led to the demand for housing and the growth of Chembur thereafter. Famous studios like the RK studios built by the late Raj Kapoor were present in Chembur.

Post Office	Police Station	Municipal Ward
Tilak Nagar	Tilak Nagar Police Station	Ward M West

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 99 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **7.7 Km**
- Amar Mahal Bus Stop **100 Km**
- Chembur Monorail Station **650 Mtrs**
- Vivo Ghatkopar **2.6 Km**
- Chembur Railway Station **1.5 Km**
- Amar Mahal Junction Flyover, **100 Mtrs**
- Zen Multi Speciality Hospital **1.4 Km**
- Universal High School Chembur **700 Mtrs**
- K Star Mall, Sion - Trombay Rd, near Chembur, Diamond Garden, Basant Garden, Chembur, Mumbai, Maharashtra 400071 **2 Km**
- Aaiji Super Market **1.1 Km**

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LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
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IIFL Bank

NA

NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	6.38 Acre	1 BHK,2 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Open Stage Theatre
Business & Hospitality	Banquet Hall
Eco Friendly Features	Rain Water Harvesting

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Jade	4	16	11	1 BHK,2 BHK	176
First Habitable Floor				1st Floor	

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone
- **Fire Safety :** Sprinkler System
- **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	370 - 474 sqft
2 BHK	586 - 609 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Water Body / City Skyline

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink
Finishing	Anodized Aluminum / UPVC Window Frames,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	Air Conditioners

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COMMERCIALS



Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 22500	INR 8325000	INR 9200500 to 11780000

2 BHK	INR 22500	INR 13185000	INR 15115284 to 15115750
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Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
5%	5%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	INR 13000

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,LIC Housing Finance Ltd,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	55
Connectivity	65
Infrastructure	92
Local Environment	70
Land & Approvals	44
Project	76
People	43
Amenities	42
Building	53
Layout	63

Interiors	63
Pricing	30
Total	58/100

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Disclaimer

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