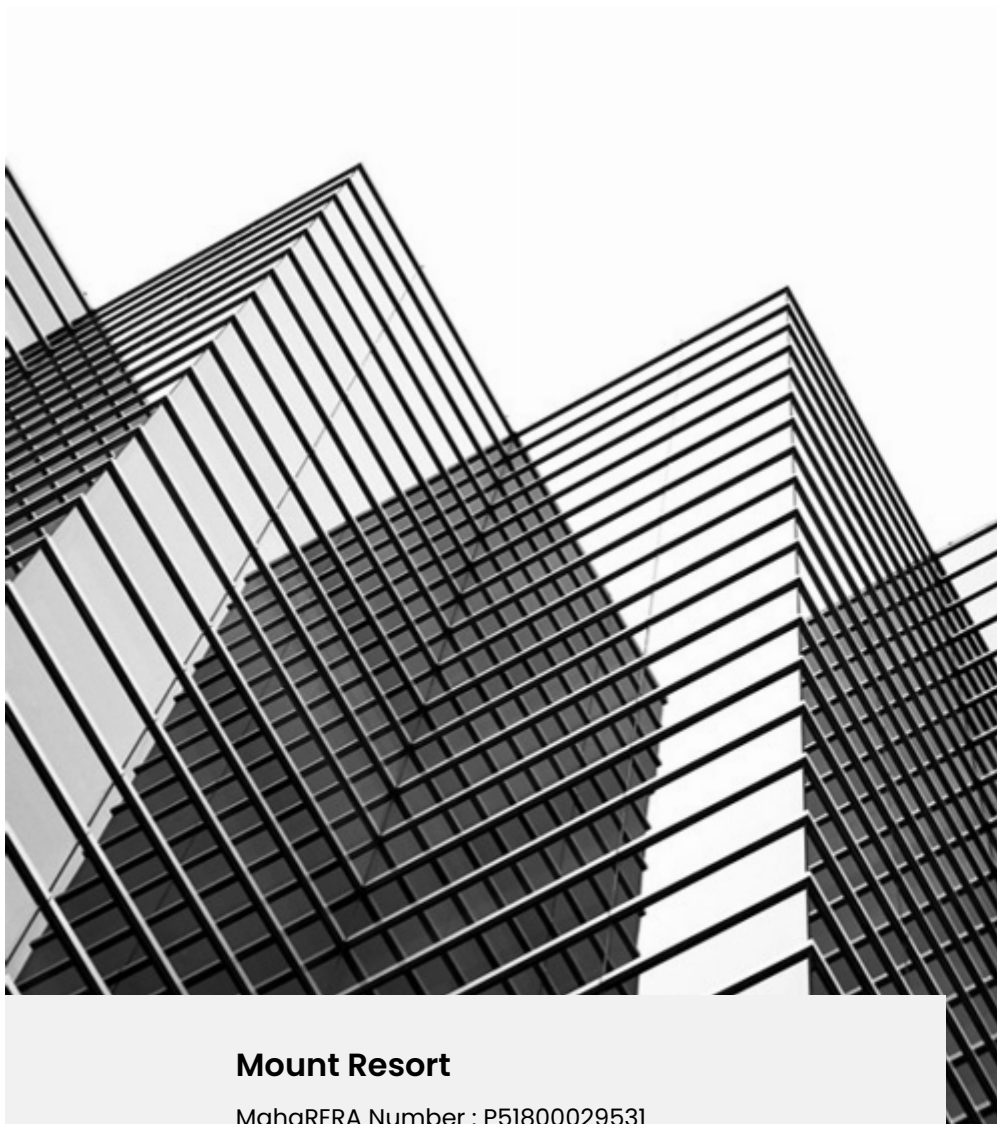# PROP REPORT

Mount Resort

MahaRERA Number : P51800029531

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 Govandi (East). Govandi is a suburban neighborhood in eastern Mumbai, Maharashtra. Deonar Municipal Colony , Lalle Ameerchand Complex , Municipal Colony, Sector 2 , Telecom Factory Colony are the nearby Localities to Govandi East.

Post Office	Police Station	Municipal Ward
BARC	NA	Ward M East

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 176 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **23.9 Km**
- Deonar Depot **1.2 Km**
- Govandi Railway Station East **2.1 Km**
- Eastern Fwy **1.2 Km**
- Apollo Spectra Hospital **1.4 Km**
- The Gateway School Of Mumbai, Sion-Trombay Road, Chembur East, next to Deonar Bus Depot, Mumbai, Maharashtra 400088 **1.4 Km**
- Cubic Mall **2.1 Km**
- Welcome General Store **220 Mtrs**

LAND & APPROVALS

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

MOUNT RESORT

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

MOUNT RESORT

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2023	0.58 Acre	3 BHK,4 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

MOUNT RESORT

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	2	16	2	3 BHK,4 BHK	32
Wing B	2	16	2	3 BHK,4 BHK	32

First Habitable Floor	1st Floor

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone,Earthquake Resistant Design
- **Fire Safety :** NA
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

MOUNT RESORT

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1245 - 1354 sqft
4 BHK	1567 sqft
3 BHK	1245 - 1354 sqft
4 BHK	1567 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View
Flooring	Marble Flooring,Vitrified Tiles

Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	Modular Kitchen

MOUNT RESORT

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	--	--	INR 43600000 to 47400000
4 BHK	--	--	INR 54900000

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	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	HDFC Bank,ICICI Bank,Karur Vysya Bank,SBI Bank

Transaction History

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

MOUNT RESORT

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	48
Connectivity	83
Infrastructure	86
Local Environment	70
Land & Approvals	50
Project	65
People	39
Amenities	48
Building	57
Layout	68
Interiors	63
Pricing	30
Total	59/100

Disclaimer

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