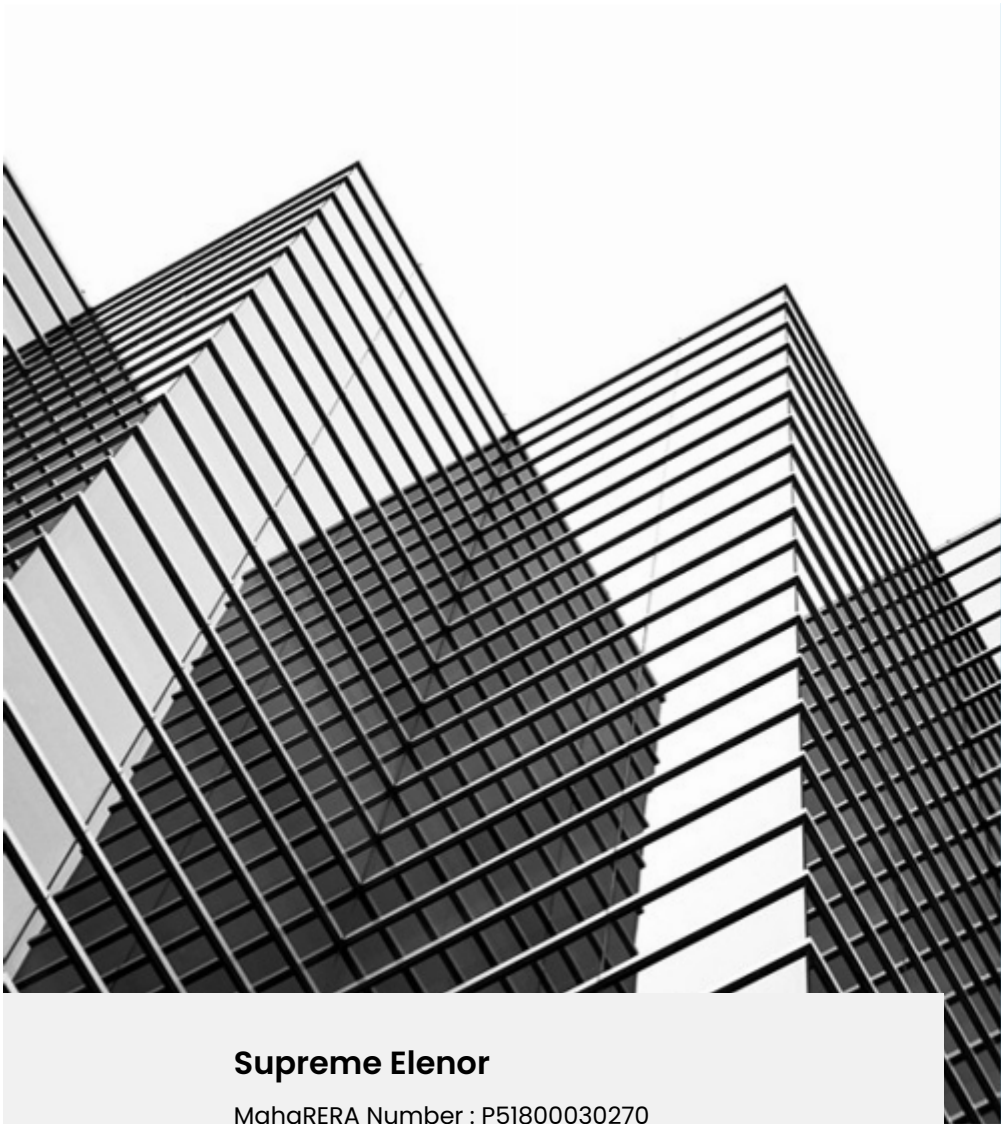


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PROP REPORT



Supreme Elenor

MahaRERA Number : P51800030270



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 (East). 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. S V Patel Nagar, Gurudwara, Aggarwal Colony, Central Railway Colony, New Rna Colony are the neighbouring localities to Chembur East. 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
Govandi	Mankhurd Police Station	Ward M East

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

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **12 Km**
- Deonar Depot, **1.1 Km**
- VNP & RC Marg Junction Monorail Station **3.2 Km**
- Govandi Railway Station **2.6 Km**
- Eastern Fwy **1 Km**
- Apollo Spectra Hospital **1.2 Km**
- St. Anthony's Girls' High School **2.2 Km**
- K Star Mall **2.3 Km**
- Hanuman Mala Full Shop **1.4 Km**

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LAND & APPROVALS

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

SUPREME ELENOR

BUILDER & CONSULTANTS

Supreme Universal was founded in 1982, with a singular purpose – to transform spaces with passion. Over the years, we’ve done that by understanding people’s needs and aspirations. The finest materials from all around the world have been sourced to deliver homes and office spaces that have defined new standards of living and working. We’ve collaborated with celebrated architects, engineers and designers to bring our vision to life, embracing the latest technology and introducing the newest solutions. Our design philosophy and our construction techniques have evolved with the needs of our customers. By always trying new things, we’ve been able to offer innovative solutions that help businesses grow, families spend quality time together, corporates discover the balance between work and leisure, and people form deeper connections. That’s why the spaces we’ve built have transformed lives. And that’s the kind of legacy we have built in the last 4 decades, across Mumbai and Pune.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st October, 2023	0.7 Acre	2 BHK,3 BHK,4 BHK

Project Amenities

Sports	Basketball Court,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area
Leisure	Mini Theatre,Yoga Room / Zone,Senior Citizen Zone
Business & Hospitality	Banquet Hall,Party Lawn,Clubhouse
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Supreme Elenor	2	18	4	2 BHK,3 BHK,4 BHK	72
First Habitable Floor				2nd Floor	

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** CNG / LPG Gas Leak Detector
- **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	736 – 755 sqft
3 BHK	1148 sqft
4 BHK	1520 sqft

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

Flooring	Marble Flooring,Vitrified Tiles
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Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink
Finishing	NA
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 25760000 to 26425000
3 BHK	--	--	INR 40180000
4 BHK	--	--	INR 53200000

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

GST	Stamp Duty	Registration
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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	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,Kotak Bank,LIC Housing Finance Ltd,SBI Bank

Transaction History

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

SUPREME ELENOR

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	44
Project	59
People	56
Amenities	62
Building	53
Layout	80
Interiors	55
Pricing	30
Total	60/100

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