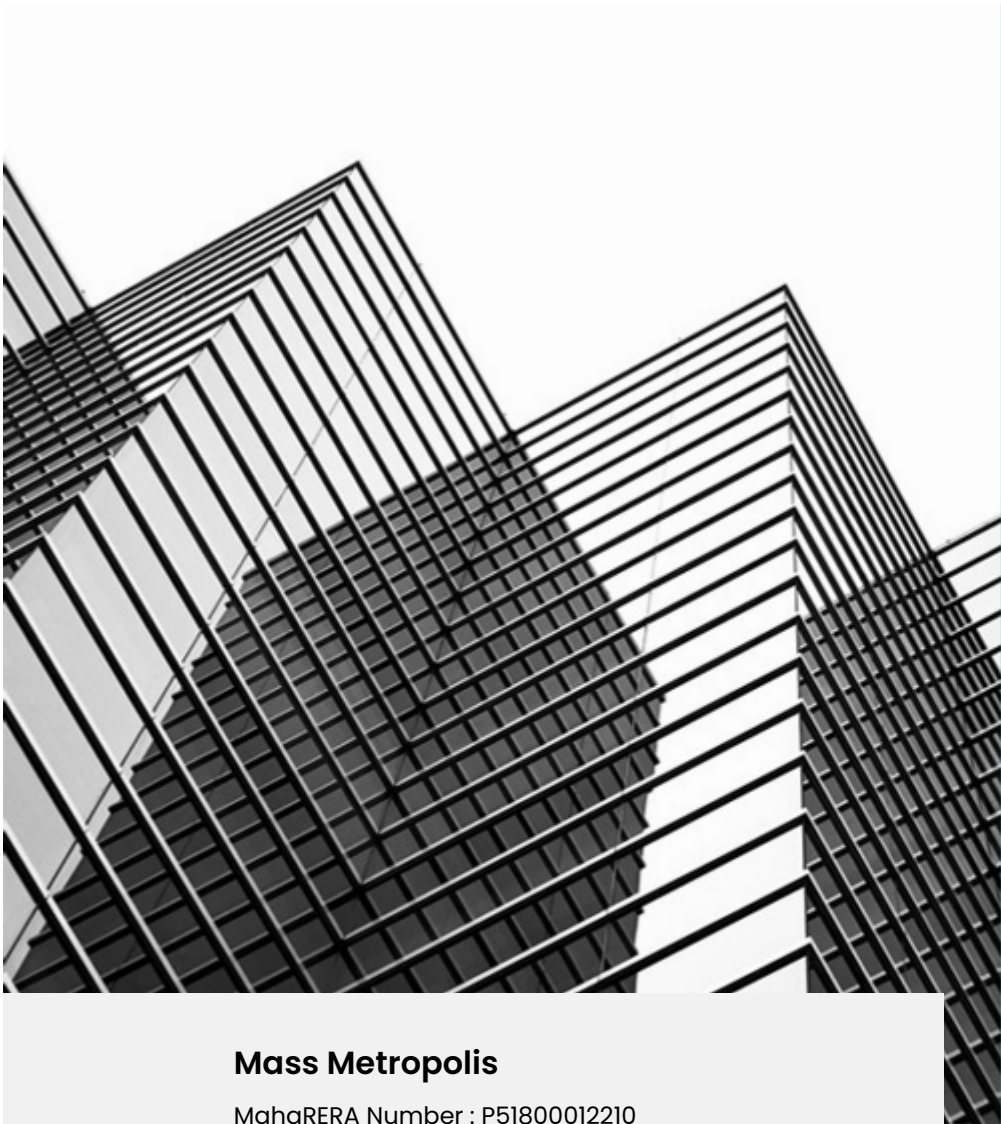


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PROP REPORT



Mass Metropolis

MahaRERA Number : P51800012210



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
Chembur	NA	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 173 AQI and the noise pollution is 51 to 85 dB.

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **7.9 Km**
- Thakkar Bappa Colony **230 Mtrs**
- Chembur Monorail Station **3.2 Km**
- Chembur Railway Station **2.9 Km**
- Eastern Express Highway **100 Mtrs**
- Sushrut Hospital **400 Mtrs**
- Vivekanand Education Society's Swami Vivekanand Vidyalaya & Kanishtha Mahavidyalaya **700 Mtrs**
- K Star Mall **2.8 Km**
- 505, The Central **1.2 Km**

MASS METROPOLIS

LAND & APPROVALS

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

MASS METROPOLIS

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
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Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

NA

NA

MASS METROPOLIS

PROJECT & AMENITIES

Time Line

Completed on 31st December, 2023

Size

10029.50 Sqmt

Typography

1 BHK,2 BHK,3 BHK

Project Amenities

Sports

Badminton Court,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Kids Gym,Gymnasium,Outdoor Gym,Indoor Games Area

Leisure

Yoga Room / Zone,Spa,Library / Reading Room

Business & Hospitality

Clubhouse,Community Hall,Multipurpose Hall

Eco Friendly Features

Rain Water Harvesting,Landscaped Gardens,Water Storage,Eco Friendly Paint

MASS METROPOLIS

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Mass Metropolis	3	15	6	1 BHK,2 BHK,3 BHK	90
First Habitable Floor				2nd Floor	

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,Key Card Entry,Earthquake Resistant Design
- **Fire Safety :** Fire rated doors / walls,Fire Hose,Fire cylinders,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretchor Lift,Goods Lift

MASS METROPOLIS

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	401.71 sqft

2 BHK	655 sqft
3 BHK	814 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Marble Flooring,Wooden Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Safety door,Electrical Sockets / Switch Boards
Finishing	Dry Walls,False Ceiling,Laminated flush doors
HVAC Service	VRV / VRF System,Centralized Air Conditioning System,Split / Box A/C Provision
Technology	WIFI enabled,Optic Fiber Cable
White Goods	Modular Kitchen,Geyser,Water Purifier,Air Conditioners,Washing Machine & Dryer,Refrigerator,Microwave Oven

MASS METROPOLIS

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 9400000
2 BHK	--	--	INR 17300000
3 BHK	--	--	INR 21300000

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

GST	Stamp Duty	Registration
5%	5%	INR 5000
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	Construction Linked Payment
Bank Approved Loans	Kotak Bank

Transaction History

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

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	92
Local Environment	70
Land & Approvals	56
Project	64
People	48
Amenities	76

Building	74
Layout	50
Interiors	80
Pricing	40
Total	65/100

MASS METROPOLIS

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