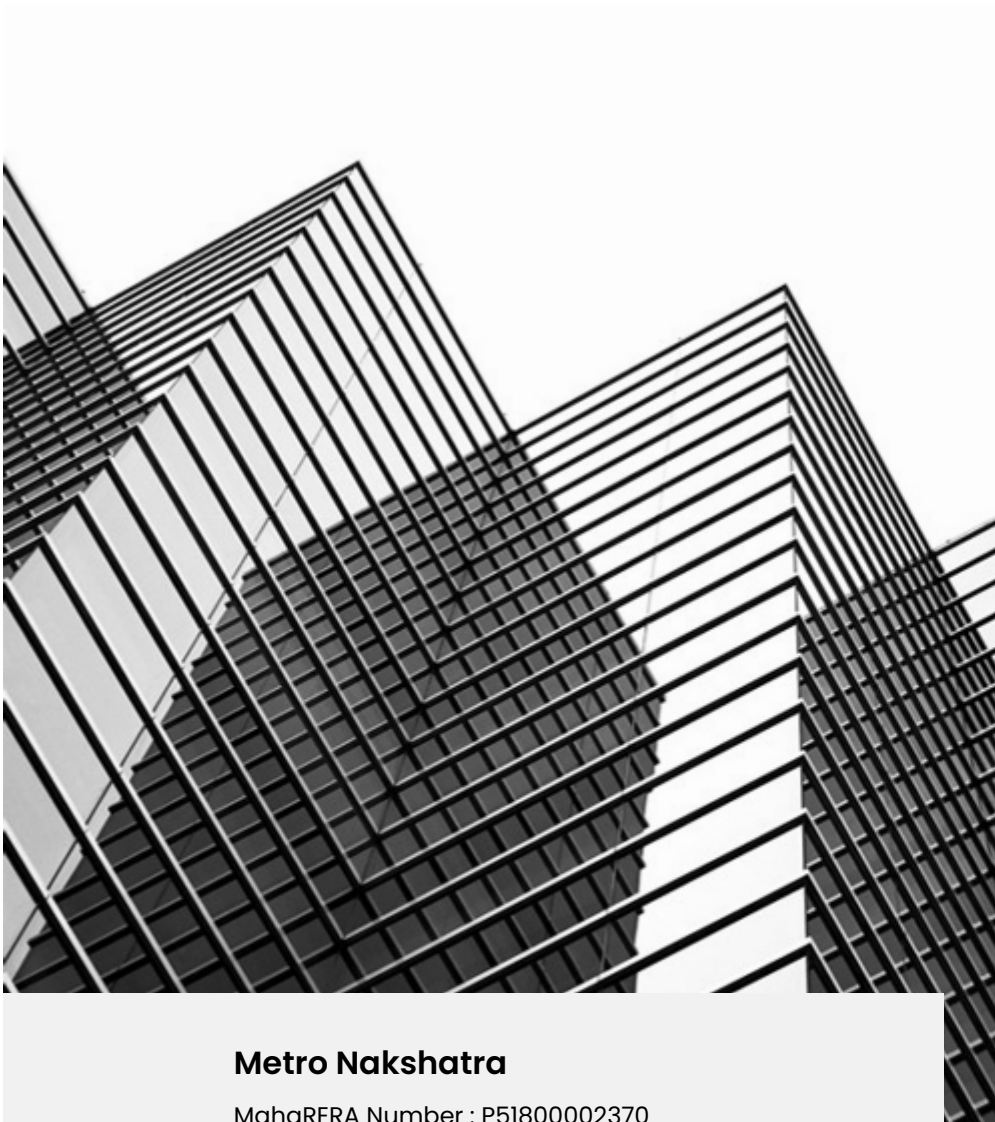


propscience.com

PROP REPORT



Metro Nakshatra

MahaRERA Number : P51800002370



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

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **7.6 Km**
- Chembur Naka **240 Mtrs**
- Chembur Monorail Station **900 Mtrs**
- Chembur Railway Station **1.5 Km**
- V N P Marg **100 Mtrs**
- Zen Hospital **550 Mtrs**
- Swami Vivekanand Junior College, Swami Vivekanand Jr College Rd, Sindhi Society, Chembur **1 Km**
- K Star Mall **900 Mtrs**
- Shivam Super Market **1.3 Km**

METRO NAKSHATRA

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	4	1

METRO NAKSHATRA

BUILDER & CONSULTANTS

The Company with its hands on the realty market pulse, its eyes on the trends and its heart in achieving the dreams of its prospective customers. The very reason why, the group aspires to build international quality spaces for people from all walks of life; provide features that are strikingly different; and emphasis on little nuances that make a difference in the day-to-day living. Established in the year 2000, Metro Group has today grown into a multi-faceted organisation exploring new dimensions of realty with its quality construction and superior design and techniques. In the recent past, the Group has earned its stripes as one of the most trusted developers in Navi Mumbai and Mumbai region.

Project Funded By	Architect	Civil Contractor
SBI Bank	NA	NA

METRO NAKSHATRA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2022	0.17 Acre	2 BHK,3 BHK

Project Amenities

Sports	NA
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Leisure	Yoga Room / Zone,Senior Citizen Zone,Deck Area,Sit-out Area
Business & Hospitality	Barbeque Pit
Eco Friendly Features	NA

METRO NAKSHATRA

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Nakshatra	3	12	2	2 BHK,3 BHK	24

First Habitable Floor	1st Floor
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Services & Safety

- **Security :** Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** Sprinkler System,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	634 - 733 sqft
3 BHK	868.38 - 1058 sqft

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

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	NA
HVAC Service	Split / Box A/C Provision
Technology	WIFI enabled
White Goods	Modular Kitchen,Geyser,Water Purifier,Air Conditioners

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 28000	INR 17752000	INR 17752000 to 20524000
3 BHK	INR 28000	INR 24314640	INR 24314640 to 29624000

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 39000

Festive Offers	1 APPLICATION FOR BOOKING 10% 2 ON AGREEMENT FOR SALE 20% 3 ON COMPLETION OF PLINTH WORK 10% 4 ON COMPLETION OF 1ST SLAB 5% 5 ON COMPLETION OF 3RD SLAB 5% 6 ON COMPLETION OF 5TH SLAB 5% 7 ON COMPLETION OF 7TH SLAB 5% 8 ON COMPLETION OF 9TH SLAB 5% 9 ON COMPLETION OF 11TH SLAB 5% 10 ON COMPLETION OF
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Payment Plan	NA
Bank Approved Loans	Axis Bank,Bank of India,HDFC Bank,ICICI Bank,IDBI Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

METRO NAKSHATRA

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	80
Land & Approvals	50
Project	65
People	65
Amenities	42
Building	55
Layout	59
Interiors	63
Pricing	53
Total	62/100

METRO NAKSHATRA

Disclaimer

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