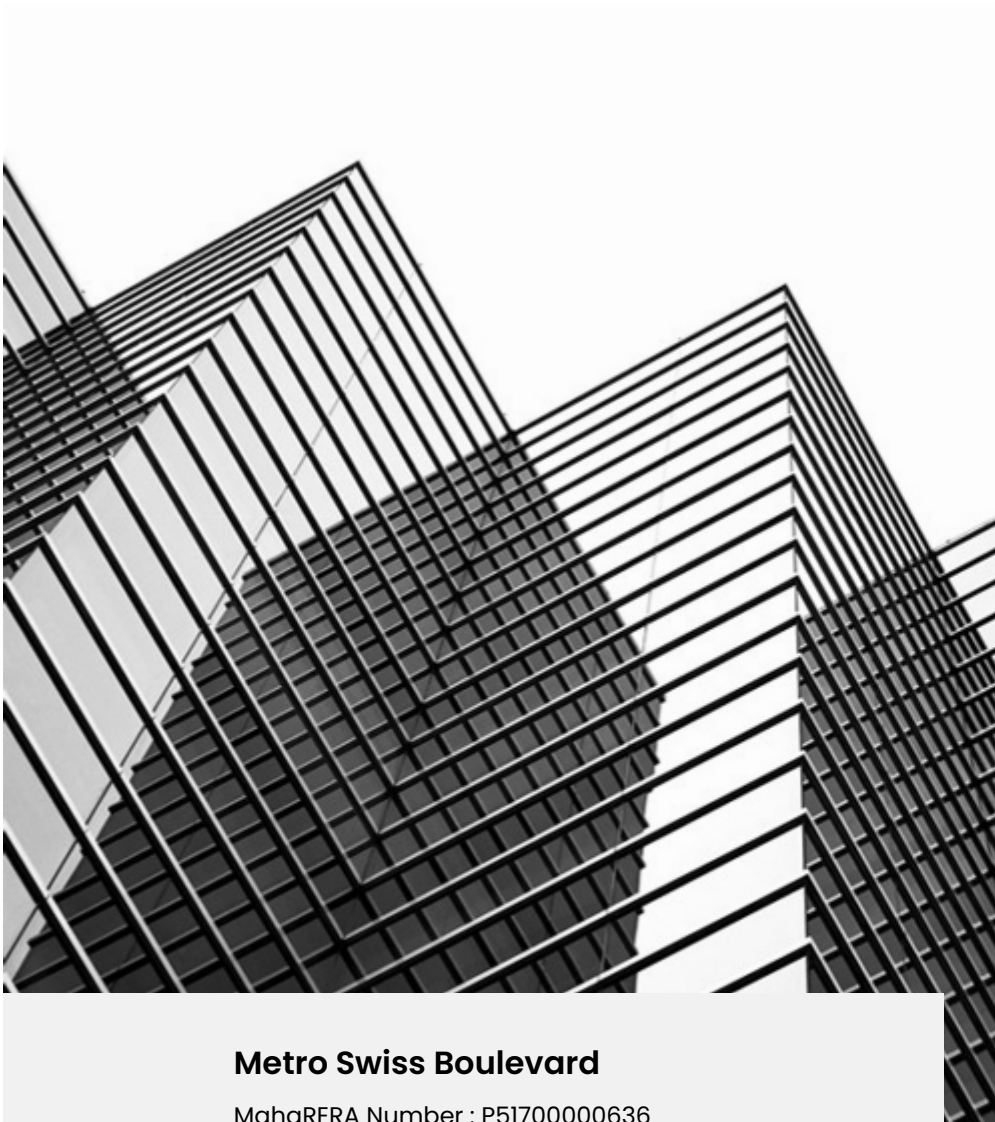


propscience.com

# PROP REPORT



**Metro Swiss Boulevard**

MahaRERA Number : P51700000636



# 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 **7.7 Km**
- Postal Colony, Chembur Bus Stop **200 Mtrs**
- Chembur Monorail Station **500 Mtrs**
- Chembur Railway Station **1.2 Km**
- Chembur Flyover **350 Mtrs**
- Sushrut Hospital & Research Centre **900 Mtrs**
- St. Anthony's Girls' High School **1.9 Km**
- K Star Mall **1.7 Km**
- Krishna Retail Marketing **650 Mtrs**

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METRO SWISS BOULEVARD

## LAND & APPROVALS

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

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METRO SWISS BOULEVARD

# 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

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METRO SWISS BOULEVARD

## PROJECT & AMENITIES

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

### Project Amenities

Sports	Kids Play Area,Gymnasium,Indoor Games Area
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<b>Leisure</b>	Yoga Room / Zone,Deck Area,Sit-out Area
<b>Business &amp; Hospitality</b>	Barbeque Pit
<b>Eco Friendly Features</b>	NA

METRO SWISS BOULEVARD

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Swiss Boulevard	2	13	3	2 BHK,3 BHK	39
First Habitable Floor				1st Floor	

Services & Safety

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

METRO SWISS BOULEVARD

# FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	634 - 733 sqft
3 BHK	868.33 - 1057.88 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,Kitchen Platform,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	Modular Kitchen,Geyser,Water Purifier,Air Conditioners

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 25600	INR 16230400	INR 16230400 to 18764800
3 BHK	INR 25600	INR 22229248	INR 22229248 to 27081728

**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 800000	INR 1300000

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment



**Bank Approved  
Loans**

Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI  
Bank,LIC Housing Finance Ltd,SBI Bank

**Transaction History**

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

METRO SWISS BOULEVARD

## 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	44

<b>Project</b>	74
<b>People</b>	65
<b>Amenities</b>	48
<b>Building</b>	57
<b>Layout</b>	59
<b>Interiors</b>	73
<b>Pricing</b>	40
<b>Total</b>	<b>63/100</b>

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METRO SWISS BOULEVARD

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