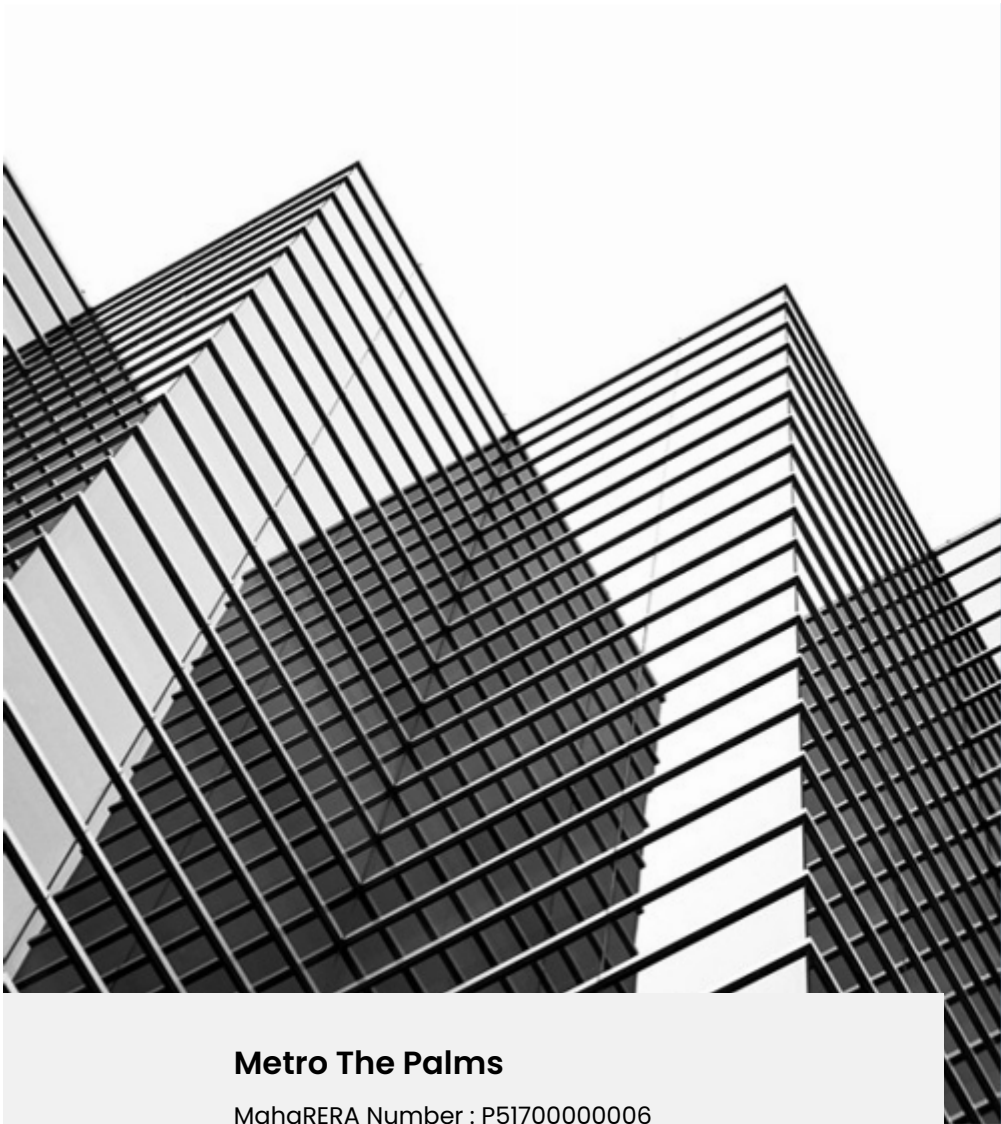


propscience.com

PROP REPORT



Metro The Palms

MahaRERA Number : P51700000006



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 Seawoods. Seawoods–Darave is a newly developed residential locality on the Harbour Line of the Mumbai Suburban Railway adjacent to the Nerul. The entry and exit subway of the west side of the station is directly connected to Seawoods Grand Central. The area derives its name from the famous Seawoods NRI complex developed by CIDCO for high income and economically rich groups. The area has developed rapidly in recent years, due to its strategic location, having Vashi, Mumbai & Thane in the north and Ulwe, Uran, JNPT & the upcoming international airport towards the south. Seawoods Grand Central by Larsen & Toubro has large office spaces, malls, and an entertainment area. The locality is known to be relatively safe and family friendly, with low crime rates making it an ideal locality for families.

Post Office	Police Station	Municipal Ward
Darave	Nerul Police Station	Seawoods

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 30 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **33 Km**
- Chhatrapati Shivaji Maharaj International Airport **32.5 Km**
- Bus Stop **230 Mtrs**
- Seawoods Railway Station **1.6 Km**
- Palm Beach Road **850 Mtrs**
- Ashwini Hospital **750 Mtrs**
- DAV Public School **550 Mtrs**
- Seawoods Grand Central Mall **1.6 Km**
- D-Mart **1.3 Km**

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	3	1

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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
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2019	3680 Sqmt	2 BHK,3 BHK,Duplex

Project Amenities

Sports	Multipurpose Court,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Steam Room,Sauna,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Party Lawn,Restaurant / Cafe
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	2	13	4	2 BHK,3 BHK	52
Wing B	2	31	3	2 BHK,3 BHK	93

First Habitable Floor	2nd
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Services & Safety

- Security :** Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design

- **Fire Safety :** Sprinkler System,Fire cylinders
- **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	502.1 – 521.5 sqft
3 BHK	768.5 – 821.2 sqft
2 BHK	502.1 – 521.5 sqft
3 BHK	768.5 – 821.2 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Marble Flooring,Vitrified Tiles
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Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 35251.94	INR 17700000	INR 19650000 to 20400000
3 BHK	INR 37085.23	INR 28500000	INR 30000000 to 32100000

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

GST	Stamp Duty	Registration
0%	4%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	INR 0

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

Transaction History

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

METRO THE PALMS

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	73
Connectivity	73
Infrastructure	86
Local Environment	100
Land & Approvals	36
Project	64
People	56
Amenities	54
Building	78
Layout	60
Interiors	63
Pricing	40

Total

65/100

METRO THE PALMS

Disclaimer

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