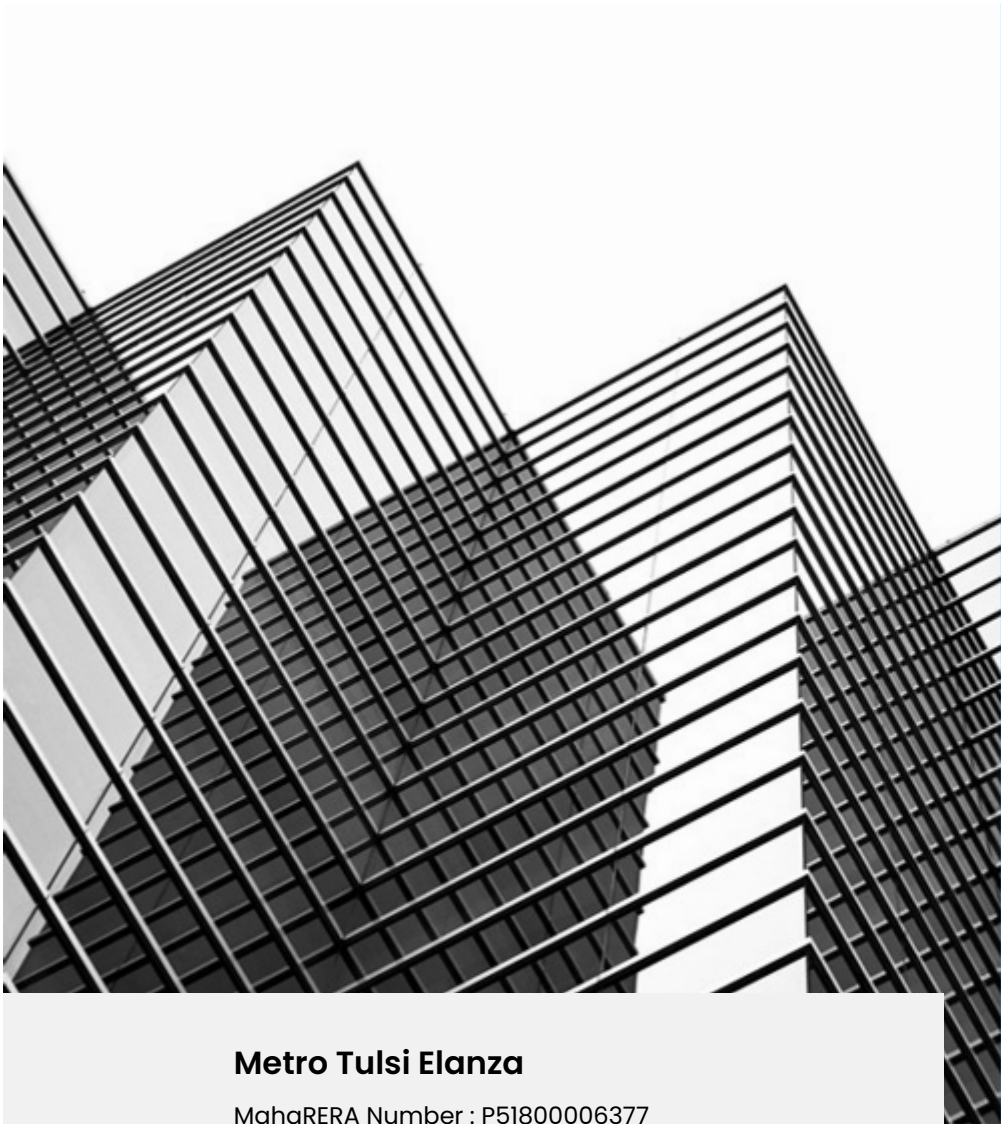


propscience.com

PROP REPORT



Metro Tulsi Elnza

MahaRERA Number : P51800006377



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 90 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **9.7 Km**
- Subhash Nagar Bus Stop **350 Mtrs**
- Chembur Railway Station **650 Mtrs**
- Eastern Express Hwy **2.5 Km**
- Zen Multi Speciality Hospital **1.3 Km**
- St. Anthony's Girls' High School **600 Mtrs**
- K Star Mall **1.4 Km**
- Society Stores **1.3 Km**

METRO TULSI ELANZA

LAND & APPROVALS

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

METRO TULSI ELANZA

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

METRO TULSI ELANZA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st January, 2019	0.1 Acre	1 BHK,2 BHK,4 BHK,Studio

Project Amenities

Sports	Multipurpose Court,Swimming Pool,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Multipurpose Hall
Eco Friendly Features	Green Zone

METRO TULSI ELANZA

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tulsi Elanza	2	17	1	1 BHK,2 BHK,4 BHK,Studio	17

First Habitable Floor

1st Floor

Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers

- **Vertical Transportation** : High Speed Elevators

METRO TULSI ELANZA

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	417 sqft
2 BHK	586 sqft
4 BHK	1011 sqft
Studio	353 sqft

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

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

METRO TULSI ELANZA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 18200	INR 6424600	INR 6424600
1 BHK	INR 18200	INR 7589400	INR 7589400
2 BHK	INR 18200	INR 10665200	INR 10665200
4 BHK	INR 18200	INR 18400200	INR 18400200

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

GST	Stamp Duty	Registration
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0%	5%	0
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	DHFL Bank,HDFC Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,SBI Bank

Transaction History

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

METRO TULSI ELANZA

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	90
Land & Approvals	44
Project	64
People	56
Amenities	42
Building	55
Layout	59
Interiors	45
Pricing	30
Total	58/100

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