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PROP REPORT



Mount Resort

MahaRERA Number : P51800029531



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 Govandi (East). Govandi is a suburban neighborhood in eastern Mumbai, Maharashtra. Deonar Municipal Colony , Lalle Ameerchand Complex , Municipal Colony, Sector 2 , Telecom Factory Colony are the nearby Localities to Govandi East.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| BARC | NA | Ward M East |

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 176 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **23.9 Km**
- Deonar Depot **1.2 Km**
- Govandi Railway Station East **2.1 Km**
- Eastern Fwy **1.2 Km**
- Apollo Spectra Hospital **1.4 Km**
- The Gateway School Of Mumbai, Sion-Trombay Road, Chembur East, next to Deonar Bus Depot, Mumbai, Maharashtra 400088 **1.4 Km**
- Cubic Mall **2.1 Km**
- Welcome General Store **220 Mtrs**

LAND & APPROVALS

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

MOUNT RESORT

BUILDER & CONSULTANTS

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA | NA | NA |

MOUNT RESORT

PROJECT & AMENITIES

| Time Line | Size | Typography |
|-------------------------------|-----------|-------------|
| Completed on 31st March, 2023 | 0.58 Acre | 3 BHK,4 BHK |

Project Amenities

| | |
|-----------------------------------|--|
| Sports | Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
| Leisure | Yoga Room / Zone,Senior Citizen Zone,Sit-out Area |
| Business & Hospitality | NA |
| Eco Friendly Features | Rain Water Harvesting,Landscaped Gardens |

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BUILDING LAYOUT



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| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Wing A | 2 | 16 | 2 | 3 BHK,4 BHK | 32 |
| Wing B | 2 | 16 | 2 | 3 BHK,4 BHK | 32 |
| First Habitable Floor | | | | 1st Floor | |

Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,Video Door Phone,Earthquake Resistant Design
- **Fire Safety** : NA
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

MOUNT RESORT

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|--------------------------------|---------------------------------|
| 3 BHK | 1245 - 1354 sqft |
| 4 BHK | 1567 sqft |
| 3 BHK | 1245 - 1354 sqft |
| 4 BHK | 1567 sqft |
| Floor To Ceiling Height | Between 9 and 10 feet |
| Views Available | Road View / No View |
| Flooring | Marble Flooring,Vitrified Tiles |

| | |
|---|---|
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards |
| Finishing | Anodized Aluminum / UPVC Window Frames,Double glazed glass windows |
| HVAC Service | NA |
| Technology | NA |
| White Goods | Modular Kitchen |

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| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------------------|
| 3 BHK | -- | -- | INR 43600000 to 47400000 |
| 4 BHK | -- | -- | INR 54900000 |

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 0 | INR 0 |

| | |
|----------------------------|---|
| Festive Offers | The builder is not offering any festive offers at the moment. |
| Payment Plan | NA |
| Bank Approved Loans | HDFC Bank,ICICI Bank,Karur Vysya Bank,SBI Bank |



Transaction History

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

MOUNT RESORT

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 | 70 |
| Land & Approvals | 50 |
| Project | 65 |
| People | 39 |
| Amenities | 48 |
| Building | 57 |
| Layout | 68 |
| Interiors | 63 |
| Pricing | 30 |
| Total | 59/100 |



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