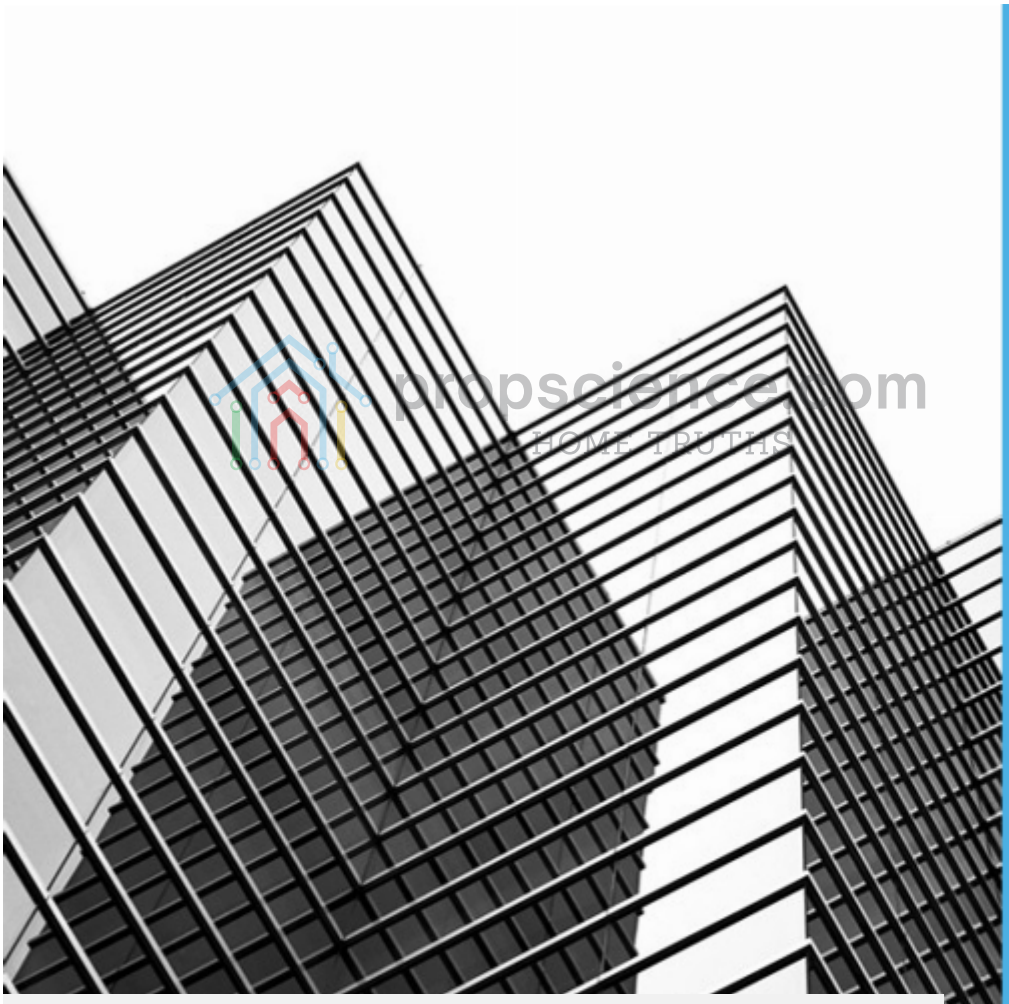
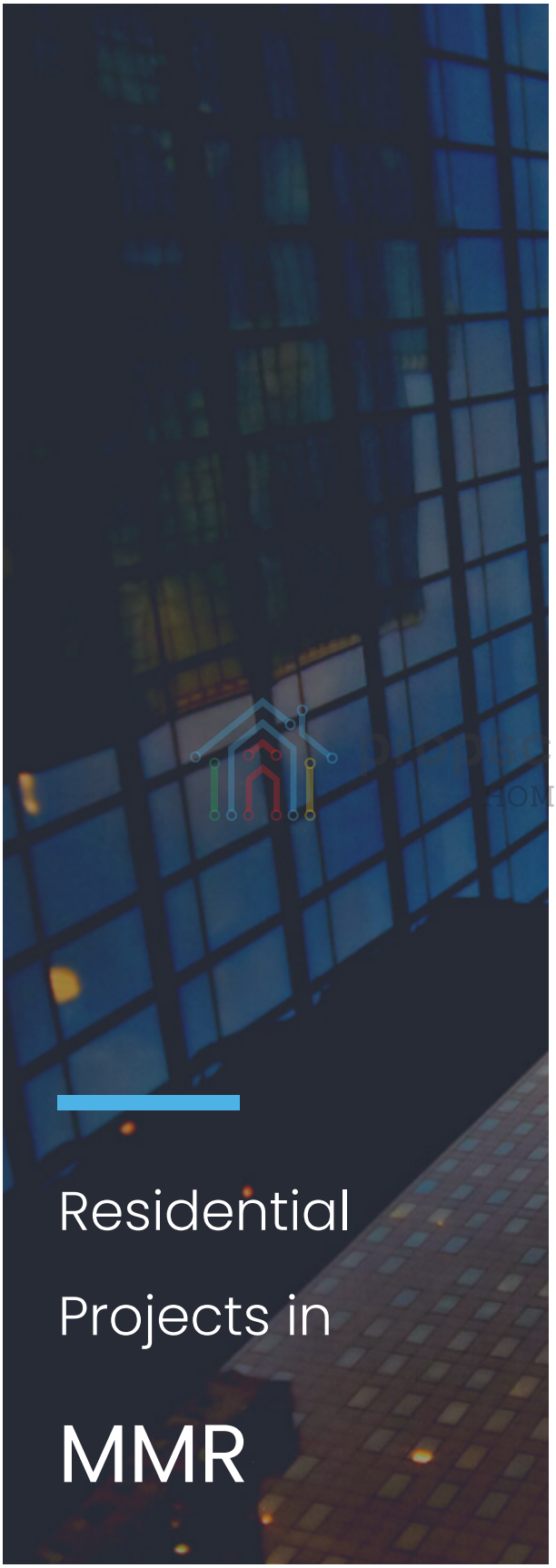
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PROP REPORT



Metro Paramount

MahaRERA Number : P51700021343



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.

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LOCATION

The project is in Dombivali East. Kalyan Dombivli is a twin city, that is part of the Mumbai Metropolitan Region. Located in the western half of Maharashtra, it is one of the largest cities of the state with a population of 12.46 lac people spread across 27 villages as per the 2011 census. Dombivli Kalyan has been included the government of India's smart city plan for the state. The area has good connectivity with over 10lac commuters traveling to neighbouring cities and towns every day. Several renowned builders are building large self-sustaining townships in the area opening plenty affordable housing options for locals as well as residents of neighbouring localities. The real estate prices remain attractive, making it a popular option for young families. Some drawbacks of the area include lack of open or recreational green spaces, poor sewer systems, and lack of super-specialty hospitals.

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HOME TRUTHS

Post Office	Police Station	Municipal Ward
Shilphata S.O	NA	Ward E

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 93 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **34.6 Km**
- Chhatrapati Shivaji Maharaj International Airport **30.3 Km**
- Panvel-kalyan bus stop **850 Mtrs**
- Diva Railway Junction **7 Km**
- Kalyan - Shilphata Rd **100 Mtrs**
- MGM Hospital **3.8 Km**
- Lodha World School **3.1 Km**
- LODHA Xperia Mall **3.3 Km**
- Big Bazaar **3.5 Km**

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2022	NA	1

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HOME TRUTHS

METRO PARAMOUNT

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
Bajaj Finance Ltd	NA	NA

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HOME TRUTHS

METRO PARAMOUNT

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2025	7560 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Multipurpose Court,Jogging Track,Kids Play Area,Kids Zone,Gymnasium
Leisure	Yoga Room / Zone,Senior Citizen Zone,Temple,Reflexology Park,Pergola
Business & Hospitality	Party Lawn,Clubhouse
Eco Friendly Features	Green Zone,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
Building No 1	4	32	5	1 BHK,2 BHK	160
Building No 2	4	32	5	1 BHK,2 BHK	160

First Habitable Floor	2nd

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Security Staff,Video Door Phone,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fireman's Lift

- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	377.89 - 381.87 sqft
2 BHK	522.4 - 564.15 sqft
1 BHK	377.89 - 381.87 sqft
2 BHK	522.4 - 564.15 sqft

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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View
Flooring	Vitrified Tiles

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

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Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 10199.13	INR 3854150	INR 4057000 to 4100000
2 BHK	INR 10199.68	INR 5328360	INR 5608800 to 6057000

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

GST	Stamp Duty	Registration
5%	6%	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,SBI Bank

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HOME PROPERTIES

Transaction History

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

METRO PARAMOUNT

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	38
Connectivity	65
Infrastructure	54
Local Environment	100
Land & Approvals	50
Project	76
People	60
Amenities	48
Building	55
Layout	45
Interiors	55
Pricing	40

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HOME TRUTHS

Total	**57/100**

METRO PARAMOUNT

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