



**CTS - 457,CHEMBUR NAKA,
CHEMBUR-71**

METRO DEVELOPERS CO.
CORPORATE OFFICE: THE AMBIENCE COURT, UNIT NO: 301 & 302, 3RD FLOOR, PLOT NO: 2, SECTOR-19 D, VASHI,
NAVI MUMBAI-400703, TEL:022 27839017 / 18

ELEVATION



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LAUNCHING LUXURY RESIDENCES IN THE HEART OF CHEMBUR

NAKSHATRA is a Mixed Use luxury tower with innovatively planned Residences and grand showrooms. Spacious 2 and 3 Bed residences that represent a confluence of premium living and nature's grandeur. Spectacularly designed and immaculately finished flats will be set-up over an area between 1270 Sq.Ft. to 1690 Sq.Ft.

OUR BRAND PROMISES ----- "BUILT DIFFERENT"

KEY DIFFERENCES FROM OTHER PROJECTS:

- 1. Floor to Floor Height of 11 feet.**
- 2. Access Controlled Elevators in your Italian Marble Lobby.**
- 3. Society Office, Sky Garden Terrace,**
- 4. Basement parking with car lifts**
- 5. Common Tata Sky, Broad band Ready homes**
- 6. Sound proof windows.**

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LOCATION ADVANTAGES

- ✓ Chembur Naka Is a Strategic Location to the Nearby Business hubs like BKC, Nariman Point and Work Destinations like Colaba, Fort Can Be Reached in 20 Mins via Eastern Freeway and BKC via SCLR in 20 Minutes.
- ✓ Seconds Away From Eastern Express Highway
- ✓ Close Proximity To Chembur Railway Station
- ✓ Chembur Monorail Station 500 Meters Away
- ✓ Close To Reputed Education Centers
- ✓ Panvel–Sion Connectivity
- ✓ Jain Temple 500 Meters Away

➤ **COMPLETED PROJECTS FOR TESTIMONY**

1. TULSI VILLA
2. TULSI CLASSIC
3. TULSI PRIDE
4. TULSI MAJESTIC
5. TULSI MARVEL

➤ **OTHER ONGOING PROJECTS**

1. THE PALMS
2. TULSI ELITA
3. TULSI ELANZA

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LIST OF AMENITIES

A) Structure:-

- An Elegant Elevation of STILT+10 storied.
- R.C.C. Frame Structure to Resist Earthquake.

B) Flooring:-

- Vitrified flooring (1000 x 1000) in the entire flat.
- Wooden Textured Flooring in Balcony.
- Italian Marble in Private Lobby.

C) Kitchen:-

- Kitchen with granite platform, stainless steel sink, service platform.
- 3 ft. height designer vitrified tiles above kitchen platform.

D) Bathroom:-

- Contemporary bathroom designs with branded sanitary and CP fittings.
- Full height designer vitrified tiles.

E) Doors & windows:-

- Designer doors with decorative Hardware and lock fittings.
- Powder Coated/Anodized Aluminum French windows.

F) Paints & electrical:-

- Gyproc plaster walls in all rooms with acrylic emulsion paint inside flat.
- Concealed copper wiring and Modular switches of HAVELLS or reputed make.
- Provisions of points for AC, Washing Machine, Geyser, water filters, Exhaust fan, Internet, etc.

G) Security and Common Services:-

- Multi apartment video door phone with intercom facility.
- Generators Power back up for Elevators and common areas.
- Firefighting systems with latest alarm system and sprinklers for Common area.

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TYPICAL FLOOR PLAN - [1-5TH AND 7-9TH FLOOR]



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6TH FLOOR PLAN



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10TH FLOOR PLAN



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AREA STATEMENT

FLOOR	FLAT NO	TYPE	CARPET AREA(Sq.Ft)	SALEABLE AREA(Sq.Ft)
1	101	2BHK	744	1270
	102	3BHK	989	1690
2	201	2BHK	744	1270
	202	3BHK	989	1690
3	301	2BHK	744	1270
	302	3BHK	989	1690
4	401	2BHK	744	1270
	402	3BHK	989	1690
5	501	2BHK	744	1270
	502	3BHK	989	1690
6	601	2BHK	1152	1960
7	701	2BHK	744	1270
	702	3BHK	989	1690
8	801	2BHK	744	1270
	802	3BHK	989	1690
9	901	2BHK	744	1270
	902	3BHK	989	1690
10	1001	2BHK	744	1270
	1002	1BHK	531	904

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PAYMENT SCHEDULE

SL. NO.	PROGRESS	PERCENTAGE
1	EMD ON BOOKING	10%
2	ON COMMENCEMENT OF WORK	10%
3	ON OR BEFORE COMPLETION OF PLINTH WORK	10%
4	ON OR BEFORE COMPLETION OF 1ST SLAB	9%
5	ON OR BEFORE COMPLETION OF 3RD SLAB	9%
6	ON OR BEFORE COMPLETION OF 5TH SLAB	9%
7	ON OR BEFORE COMPLETION OF 7TH SLAB	9%
8	ON OR BEFORE COMPLETION OF 9TH SLAB	9%
9	ON OR BEFORE COMPLETION OF 10TH SLAB	8%
10	ON COMPLETION OF BRICK & PLASTER WORK	5%
11	ON COMPLETION OF INTERNAL FINISHING WORK	10%
12	ON POSSESSION	2%
	TOTAL	100%

*VAT @ 1% AS APPLICABLE ON AGREEMENT VALUE TO BE PAID BY PURCHASER ON REGISTRATION.

* SEVICE-TAX @4.35% ON EVERY SCHEDULED INSTALLMENT.

* STAMP DUTY@ 5% ON REGISTRATION.

* REGISTRATION CHARGES -Rs. 30,000/- + Legal Fee.

* TDS DEDUCTION @1% ON AGREEMENT VALUE TO BE PAID BY THE PURCHASER AND TDS CERTIFICATE TO BE PROVIDED TO THE DEVELOPER.

*ADVANCE MAINTENANCE CHARGES @ Rs. 6/sqft (TO BE PAID IN ADVANCE FOR 12 MONTHS ON POSSESSION)

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COST SHEET

Type	Regular
Basic Rate	17,500/-
Floor Rise	100/-
Development Charge	350/-
Parking Cost	8,00,000/-
PAYMENT TERMS	
1	10% Token
2	90% As Per Schedule
Stamp Duty@5%	Before Registration
Registration Charge Of RS. 30,000/-	Before Registration
VAT Charges@1%	Before Registration
Service Tax@4.35%	On Scheduled Payment
Deduct Tds@1%	Before Registration
Period For Construction	JAN 2016-- AUG 2018
Maintenance Charges	12 Months Advance

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THANK YOU

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