

A PROJECT BY



CORPORATE OFFICE : Metro Group, The Ambience Court,  
Unit No. 301 & 302, 3rd Floor, Plot No. 2, Sector 19D, Vashi, Navi Mumbai - 400703.

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### Sales Experience Centre:

Survey No, 19, Kalyan - Shilphata Rd, Shilgaon, Thane, Maharashtra 400612

The project has been registered with MahaRERA Reg. No. P51700021343  
website: <https://maharera.mahaonline.gov.in>

Project Financed By :

**BAJAJ HOUSING FINANCE LIMITED**

Disclaimer: Project Developed by M/S Metro Dream Homes an SPV of promoters of Metro Group. All plans, specifications, designs, elevations, features, amenities, facilities, and services mentioned are indicative of the kind of development proposed and its finality is subject to the approval of respective authorities. Pictures, visuals, perspective views of building, model, furniture and maps are artists' conceptions and not actuals. Recipients are advised to use their discretion in relying on the information/amenities described/shown herein. Any party desirous /interested in the project to enter into agreement for sale and the transaction shall be governed by the terms and conditions of the agreement for sale.

**ENJOY A  
LIFETIME OF  
GAINS.  
AND A WORLD OF  
ASSURANCES.**



**SPACIOUS 2 BHKS**

**₹57.99 LAKHS + TAXES**



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# EVERYONE TALKS ABOUT OFFERING YOU THE BEST. WE ASSURE IT.



At Metro Group, everything we do is aimed to enhance the quality of life for our residents. We go out of our way to achieve this, and we never leave a stone unturned. As a result, we keep outdoing ourselves. Time and time again.

It is with this belief and philosophy, that we are proud to present to you our latest project – **Codename Bumper Gains**.

*A development conceived to offer you the very best.*

## **Fed up with long, tiring commutes to work?**

We assure you more family time every day, courtesy of our project's strategically chosen location.

## **Wish that you could live in a larger home?**

Live in one that's more spacious than any home in the vicinity. You have our word.

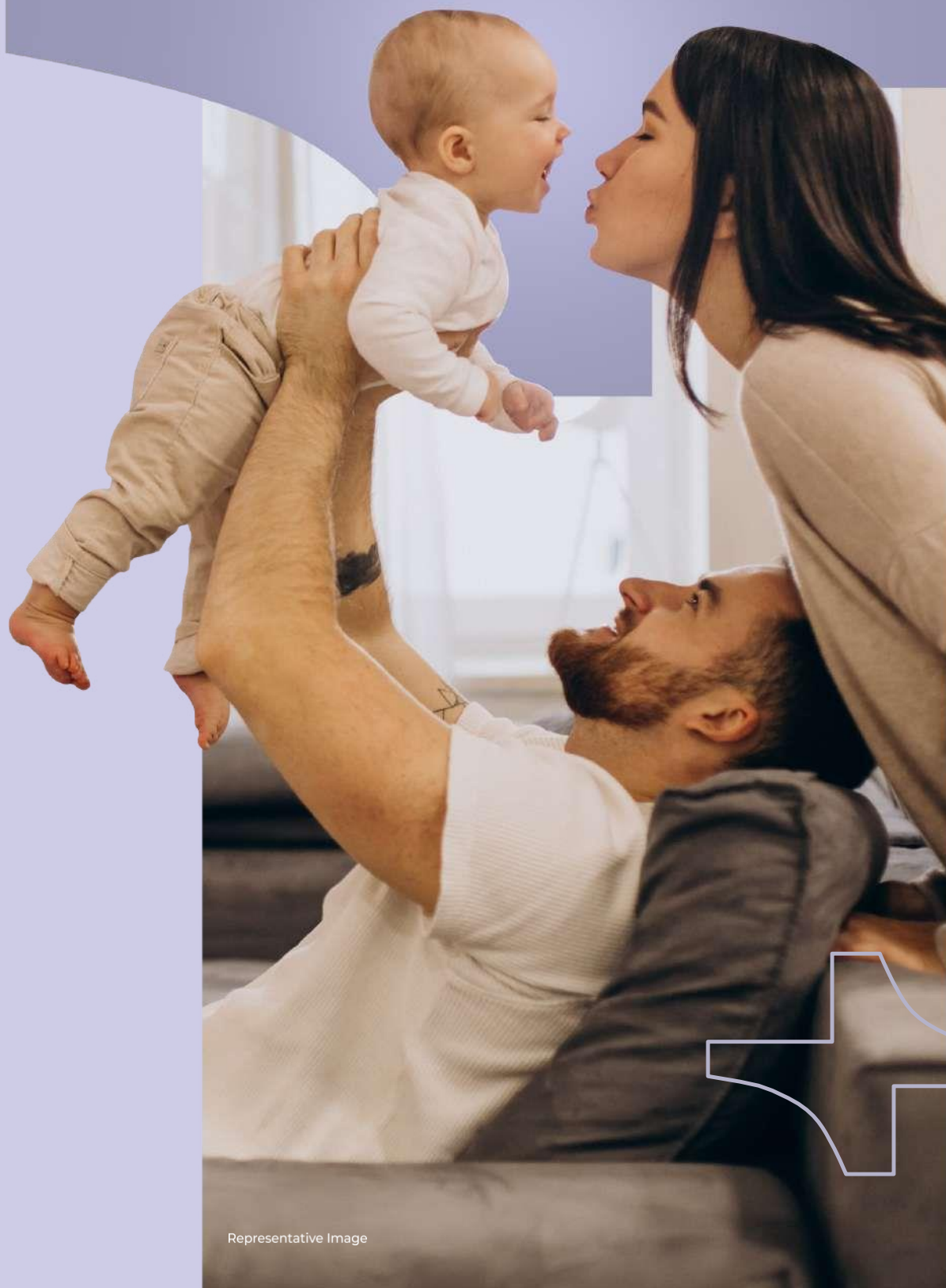
## **Skeptical of booking a home due to delayed possession?**

You needn't worry as we offer you Guaranteed Delivery by December 2024.

## **Unsure whether booking a home makes financial sense for you at this moment?**

You can rest easy that it's the best investment you can make.

Each and every aspect of Codename Bumper Gains has been meticulously thought through, so that you can be rest assured and enjoy a lifetime of gains.



Representative Image

# YOUR DREAMS KEEP GETTING BIGGER. SO, WE KEEP RAISING OUR BAR.

Our journey began over twenty years ago.

A journey of delivering the finest realty projects that transformed residential living.

We commenced with the launch of **Tulsi Gagan** and **Tulsi Prerna** in Kharghar – among the first residential towers in Kharghar that are now landmarks in their own right.



TULSI GAGAN



TULSI PRERNA

We then set our eyes on transforming the skylines of Chembur and Vashi, with projects such as **Tulsi Majestic** and **Swiss Boulevard** in Chembur. We then transformed the skylines of Vashi with **The Palms** and **Fairmount**.



TULSI MAJESTIC



SWISS BOULEVARD



THE PALMS



FAIRMOUNT



We kept conceiving developments keeping our residents' needs at the heart of our planning. And now, with over 20 years' experience, 2 million+ sq. ft. developed, and happy families galore, we continue to redefine luxury living in Mumbai and Navi Mumbai.

Currently, we're developing two more special projects **Codename Ultimate Bonanza** in Kharghar, and **City Centre** in Vashi, which will redefine the standards of living.



SUPER BONANZA



CITY CENTRE

**Codename Bumper Gains** is the latest jewel in our crown. One that will reinforce our reputation of being thought leaders in design and architecture.



# WHO SAYS THE WORLD DOESN'T REVOLVE AROUND YOU?

At Codename Bumper Gains, it does. Whether it's work, entertainment, leisure, or essential services, get to anywhere in Navi Mumbai within twenty minutes. Less commuting means more quality time spent with your family.





#### **CORPORATE HUBS**

- Dhirubhai Ambani Knowledge Centre – 15 mins
- MIDC Airoli – 20 mins



#### **ENTERTAINMENT & RETAIL**

- Xperia Mall – 5 mins
- R Mall (upcoming) – 10 mins
- DMART – 15 mins
- IKEA – 15 mins



#### **SCHOOLS & COLLEGES**

- Euro Kids Pre School – 2 mins
- Lodha World School – 10 mins
- Pawar Public School – 15 mins



#### **HEALTHCARE INSTITUTIONS**

- Neon Hospital – 2 mins
- Queens Care Hospital – 5 mins
- Hopewell Multispecialty Hospital – 10 mins
- Reliance Hospital – 12 mins



#### **TRAIN STATIONS**

- Ghansoli – 10 mins
- Nilje – 10 mins
- Diva – 20 mins



# YOUR HOME'S VALUE WILL APPRECIATE SIGNIFICANTLY. NOT THAT YOU'LL EVER WANT TO SELL IT.

Codename Bumper Gains is also a smart investment for the future considering its potential for appreciation. Several infrastructure and rail projects are in the pipeline which will transform its real estate value.



**Airoli  
Katai Highway**

Soon, 15 mins  
is all it will take  
to reach Airoli.



**Kalyan-Shil  
Flyover**

This flyover  
will connect the  
Airoli Katai Tunnel  
with Mhappe.



**Kalyan-Shil Road  
Widening**

The road is set  
to be widened to 60m,  
making it a 10-lane  
highway.



**Virar Alibaug  
Multimodal Corridor**

The 126 km  
long corridor will cut  
your travel time  
by 50%.





**Shilphata Junction Tunnel**

This junction will have an underpass along the Mumbai-Panvel Highway.



**Mumbai-Pune Highway Widening**

The highway to Panvel will be 60m wide and will have 10 lanes.



**Metro Line14**

Catch the Vikroli-Badlapur Metro right at your doorstep.



**Metro Line 12**

Commute to any place on the Kalyan-Taloja Metro Line from Nilje Gaon – just 10 mins away.

**MAKE THE  
SMART CHOICE.  
INVEST IN THE  
GOLDEN CROSS  
OF MMR.**



Untapped market blossoming only since 2012



Adjoining Kharghar area has witnessed 120% growth in the last 10 years



Lies at the junction of 4 developed hubs (Thane-Kharghar, Dombivli-Ghansoli)



Dombivli market has started to saturate & sentiments shifting towards Shilphata



Market value of Shilphata expected to touch 700 crores and market volume to touch 2000 units in 2022



PSF rate expected to rise 12% YOY with influx of population, infra and ease of commute.



# **SPACIOUS AND ELEGANT RESIDENCES. BECAUSE YOU NEVER ASPIRED TO BUY A SMALL HOME.**

We at Metro Group believe that you should never settle for the ordinary. Reason why, every aspect of your home has been thought of with utmost attention to detail. For instance, each bedroom comes with a Wardrobe Niche to give you more space. And the master bedroom opens out to stunning hill views. Sunset & Sunrise apartments to choose from. Where else will you find homes like these?







Spacious and elegant homes



205 sq. ft. L-shaped Living  
& Dining rooms



135+ sq. ft. Master Bedroom



Wardrobe Niche in every bedroom



Extended Platform in every room  
with wooden flooring



Service Slab in every apartment



Home Automation by JioFiber



World-class interior fitments like RAK,  
Legrand, GROHE, Jaquar, Polycab,  
Nirali, ENOXE, plus more.





# NOT JUST RESIDENCES. WE OFFER YOU A WORLD OF EXPERIENCES.

Your home at Codename Bumper Gains will also be home to over 30 amenities and 1.5 million sq.ft. of common area – more than any development in the vicinity. Our specially curated amenities range from fitness and health to leisure activities. It's a lifestyle that you'll cherish, and your friends will envy.





# 30+ AMENITIES TO CHOOSE FROM



Indoor & Outdoor  
Gymnasiums



Yoga  
& Meditation



Multipurpose Court



Jogging Track



Kids' Play Area



Star Gazing Deck



Banquet Hall



Temple  
within the premises

THERE'S SOMETHING FOR EVERYONE



# INVEST IN YOUR FAMILY'S HAPPINESS . PLUS IT'S TIME TO MAKE BUMPER MONETARY GAINS .

*Presenting once in a lifetime*  
**Super Rentback Offer.**

Move over, FDs and Crypto.  
Booking a home here is the wisest investment  
you'll ever make.

- **ATTRACTIVE  
PAYMENT SCHEMES  
FOR YOUR SUPPORT**

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- **A NEVER SEEN  
BEFORE MONTHLY  
CASHBACK SCHEME**

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- **EARLY  
POSSESSION  
BENEFITS**

*Benefits in excess of 10 lakhs even  
before you move in. Now that's a  
“WOW offer”*





# A LIFETIME OF GAINS AWAITS YOU. WHY LIVE ANYWHERE ELSE?

- A location that's 10 minutes from Ghansoli Station.
- Plus-sized homes with unmatched quality and the finest fitments.
- A luxurious lifestyle with 30+ amenities at your doorstep.
- The promise of appreciation with numerous upcoming infrastructure projects to further enhance development.
- Guaranteed delivery by December 2024.
- A trusted Brand.
- Lastly, a Bumper Offer especially for you.

*All at just **₹57.99 Lakhs + taxes** for a Spacious 2BHK home*

*Need we say more?*