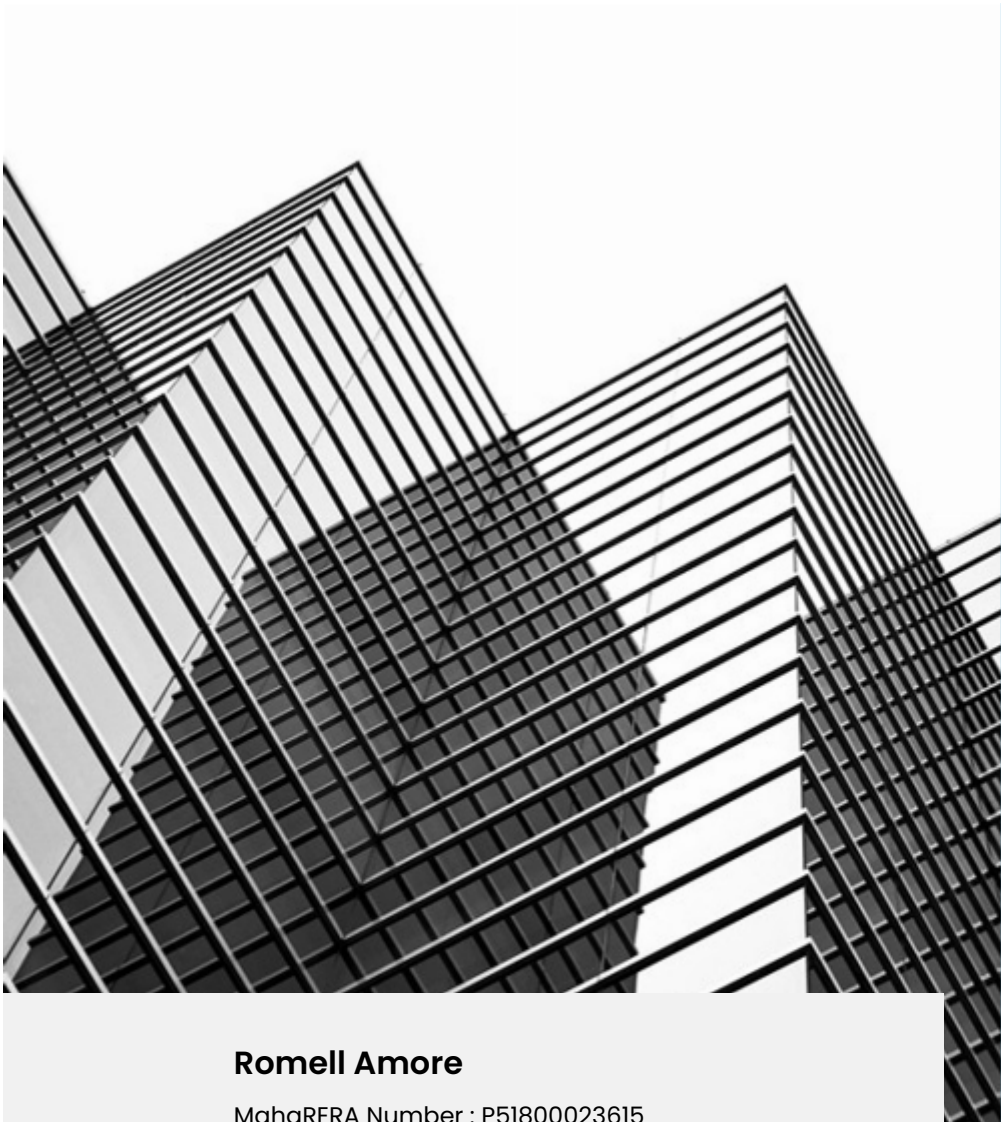


propscience.com

# PROP REPORT



**Romell Amore**

MahaRERA Number : P51800023615



## Residential Projects in MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 Jogeshwari (West). Jogeshwari is a suburb located in the western part of Mumbai. It is notable for its caves – 'Jogeshwari Caves'. The Jogeshwari – Vikhroli Link Road connects Jogeshwari a western suburb of Mumbai with Vikhroli an eastern suburb. Jogeshwari West is a prominent locality in the western part of the Mumbai comprising of residential as well as commercial developments. It is a growing area driven by proximity to various business parks, IT parks, and industrial areas

| Post Office     | Police Station | Municipal Ward |
|-----------------|----------------|----------------|
| Jogeshwari West | NA             | Ward K West    |

## Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 41 Good AQI and the noise pollution is 51 to 85 dB .

## Connectivity & Infrastructure

- International Airport **6.0 Km**
- Bus Stop towards Andheri Station **150 Mtrs**
- Andheri Railway Station **1.9 Km**
- Western Express Highway **6.0 Km**
- Bellevue Multi-Specialty Hospital **1.7 Km**
- Bombay Cambridge School **550 Mtrs**
- Infiniti Mall **2.4 Km**
- Crystal Point **1.5 Km**

# LAND & APPROVALS

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

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# BUILDER & CONSULTANTS

The Romell Group has been a key contributor to Mumbai's ever-evolving famous skyline for over two decades. Dominic Savio Romell and Jude Boniface Romell are the directors of Romell Real Estate Private Limited. Some of the most modern, identifiable, and unique projects bear the name Romell, which combines cutting-edge technology and exceptional design with sheer resolve. Their true dedication to customers has helped them build a legacy of trust and reliance that is becoming stronger every day. Along with delivering projects on time, they make sure that their customers are always put first, which has earned them significant honours, recognition, and given them a household name in the city over time.

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

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# PROJECT & AMENITIES

| Time Line          | Size      | Typography  |
|--------------------|-----------|-------------|
| 2022 Ready to move | 0.50 Acre | 1 BHK,2 BHK |

## Project Amenities

|                        |                                       |
|------------------------|---------------------------------------|
| Sports                 | Swimming Pool,Gymnasium               |
| Leisure                | Yoga Room / Zone,Steam Room,Sauna,Spa |
| Business & Hospitality | NA                                    |
| Eco Friendly Features  | Waste Segregation,STP Plant           |

|              |
|--------------|
| ROMELL AMORE |
|--------------|

# BUILDING LAYOUT

| Tower Name   | Number of Lifts | Total Floors | Flats per Floor | Configurations    | Dwelling Units |
|--------------|-----------------|--------------|-----------------|-------------------|----------------|
| Romell Amore | 4               | 22           | 7               | 1 BHK,2 BHK,3 BHK | 154            |

First Habitable Floor

6th floor

## Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Boom Barriers,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Goods Lift,Auto Rescue Device (ARD)

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## FLAT INTERIORS

### Configuration

### RERA Carpet Range

1 BHK

426 sqft

2 BHK

564 sqft

### Floor To Ceiling Height

Between 9 and 10 feet

### Views Available

Open Grounds / Landscape / Project Amenities

### Flooring

Vitrified Tiles

|                              |                                                                                                                                                 |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards |
| Finishing                    | Luster Finish Paint                                                                                                                             |
| HVAC Service                 | Split / Box A/C Provision                                                                                                                       |
| Technology                   | Optic Fiber Cable                                                                                                                               |
| White Goods                  | NA                                                                                                                                              |

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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price    |
|---------------|---------------|-----------------|--------------|
| 1 BHK         | INR 32629.11  | INR 13900000    | INR 13900000 |
| 2 BHK         | INR 33510.64  | INR 18900000    | INR 18900000 |

**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         | INR 0           | INR 0         |

|                     |                                                                                                                |
|---------------------|----------------------------------------------------------------------------------------------------------------|
| Festive Offers      | The builder is not offering any festive offers at the moment.                                                  |
| Payment Plan        | Construction Linked Payment                                                                                    |
| Bank Approved Loans | Axis Bank,DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd |

### Transaction History

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

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## ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price   | Rate per sq.ft. |
|------------------|-------------|-------|--------------|-----------------|
| August 2022      | 416         | 20    | INR 12000000 | INR 28846.15    |

|               |     |    |              |              |
|---------------|-----|----|--------------|--------------|
| July 2022     | 416 | 11 | INR 12150000 | INR 29206.73 |
| July 2022     | 416 | 16 | INR 11900000 | INR 28605.77 |
| June 2022     | 416 | 16 | INR 13000000 | INR 31250    |
| June 2022     | 564 | 8  | INR 15400000 | INR 27304.96 |
| March 2022    | 564 | 13 | INR 15809524 | INR 28031.07 |
| March 2022    | 398 | 21 | INR 11428571 | INR 28715    |
| March 2022    | 564 | 19 | INR 13809524 | INR 24484.97 |
| March 2022    | 564 | 13 | INR 15809524 | INR 28031.07 |
| March 2022    | 595 | 17 | INR 14100000 | INR 23697.48 |
| February 2022 | 416 | 14 | INR 11666667 | INR 28044.87 |
| February 2022 | 564 | 10 | INR 14120620 | INR 25036.56 |
| February 2022 | 564 | 12 | INR 15714286 | INR 27862.21 |
| February 2022 | 564 | 17 | INR 15624232 | INR 27702.54 |

|                          |     |    |              |              |
|--------------------------|-----|----|--------------|--------------|
| <b>January<br/>2022</b>  | 398 | 18 | INR 10380952 | INR 26082.79 |
| <b>January<br/>2022</b>  | 398 | 14 | INR 10761905 | INR 27039.96 |
| <b>January<br/>2022</b>  | 564 | 8  | INR 15523810 | INR 27524.49 |
| <b>December<br/>2021</b> | 416 | 9  | INR 10476190 | INR 25183.15 |
| <b>December<br/>2021</b> | 564 | 14 | INR 15638095 | INR 27727.12 |
| <b>November<br/>2021</b> | 564 | 12 | INR 16266667 | INR 28841.61 |

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## 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             | 55     |
| Connectivity      | 65     |
| Infrastructure    | 92     |
| Local Environment | 90     |
| Land & Approvals  | 44     |
| Project           | 76     |
| People            | 56     |
| Amenities         | 50     |
| Building          | 67     |
| Layout            | 53     |
| Interiors         | 48     |
| Pricing           | 40     |
| Total             | 61/100 |

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