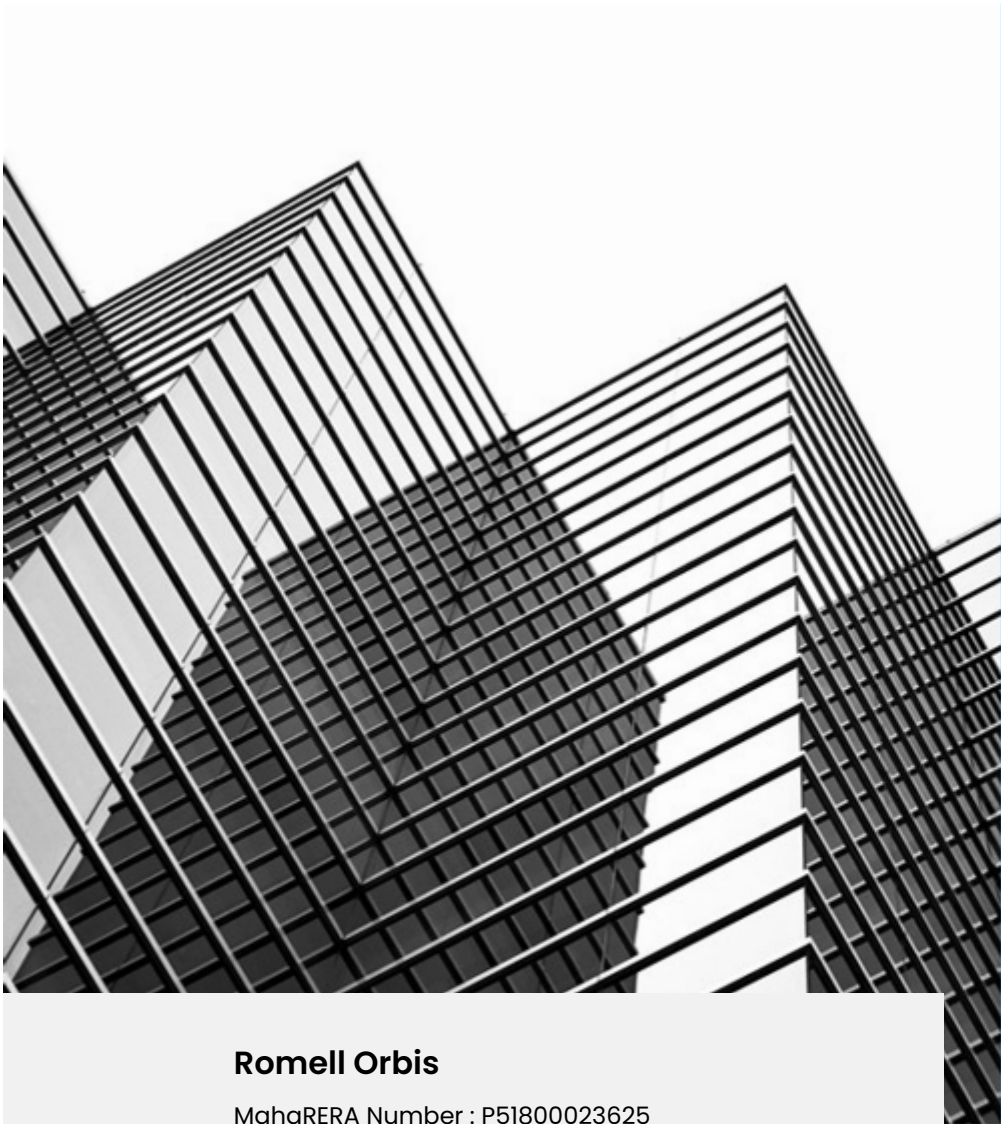


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# PROP REPORT



**Romell Orbis**

MahaRERA Number : P51800023625



# 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 Andheri (East). Andheri is a locality in the western part of the city of Mumbai in India. Andheri is the major Bollywood Industry hub and it is the talent enclave of Mumbai, be it those from production houses, animation, the entertainment industry, and corporate. For administrative purposes, the area is separated into Andheri West and Andheri East. Andheri East comes under the K/E ward of BMC. A busy mix of residential homes and corporate offices, Andheri East is known for its fast-growing food scene, including unfussy lunch spots for Indian food and upmarket hotel restaurants

| Post Office  | Police Station         | Municipal Ward |
|--------------|------------------------|----------------|
| Chakala Midc | M I D C Police Station | Ward K East    |

### Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 201 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **4.5 Km**
- Sher E Punjab **900 Km**
- Andheri Railway Station East **2.1 Km**
- Jogeshwari - Vikhroli Link Rd **4.1 Km**
- Kokilaben Dhirubhai Ambani Hospital **4.4 Km**
- St. Dominic Savio High School **600 Mtrs**
- Infiniti Mall **5.0 Km**
- DMart **2.4 Km**

## LAND & APPROVALS

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

## 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               |

# PROJECT & AMENITIES

| Time Line                        | Size      | Typography               |
|----------------------------------|-----------|--------------------------|
| Completed on 31st December, 2024 | 0.50 Acre | 1 BHK,2 BHK,3 BHK,Studio |

## Project Amenities

|                        |                   |
|------------------------|-------------------|
| Sports                 | Kids Play Area    |
| Leisure                | Pet Friendly      |
| Business & Hospitality | Community Hall    |
| Eco Friendly Features  | Waste Segregation |

# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|----------------|----------------|
|------------|-----------------|--------------|-----------------|----------------|----------------|

|                                 |   |    |   |                             |     |
|---------------------------------|---|----|---|-----------------------------|-----|
| Romell Orbis<br>Wing A and<br>B | 2 | 20 | 4 | 1 BHK,2 BHK,3<br>BHK,Studio | 80  |
| First Habitable Floor           |   |    |   |                             | 1st |

## Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK         | 426 sqft          |
| 2 BHK         | 612 – 635 sqft    |
| 3 BHK         | 858 sqft          |
| Studio        | 250 sqft          |

|                                |                       |
|--------------------------------|-----------------------|
| <b>Floor To Ceiling Height</b> | Between 9 and 10 feet |
| <b>Views Available</b>         | Road View / No View   |

|   |   |
|---|---|
| <b>Flooring</b>                         | Vitrified Tiles,Anti Skid Tiles   |
| <b>Joinery, Fittings &amp; Fixtures</b> | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards |
| <b>Finishing</b>                        | NA  |
| <b>HVAC Service</b>                     | Split / Box A/C Provision   |
| <b>Technology</b>                       | Optic Fiber Cable   |
| <b>White Goods</b>                      | NA  |

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## COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price   |
|---------------|---------------|-----------------|-------------|
| Studio        | INR 25000     | INR 6250000     | INR 6250000 |

|       |                 |              |                             |
|-------|-----------------|--------------|-----------------------------|
| 1 BHK | INR<br>24882.63 | INR 10600000 | INR 10600000                |
| 2 BHK | INR 25000       | INR 15300000 | INR 15300000 to<br>15875000 |
| 3 BHK | INR 24941.72    | INR 21400000 | INR 21400000                |

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

|                   |                        |                      |
|-------------------|------------------------|----------------------|
| <b>GST</b>        | <b>Stamp Duty</b>      | <b>Registration</b>  |
| 5%                | 6%                     | INR 30000            |
| <b>Floor Rise</b> | <b>Parking Charges</b> | <b>Other Charges</b> |
| NA                | NA                     | NA                   |

|                            |  |
|----------------------------|--|
| <b>Festive Offers</b>      | 20:80 payment scheme is there but prices will get increase if customer opts for subvention scheme.             |
| <b>Payment Plan</b>        | Construction Linked Payment  |
| <b>Bank Approved Loans</b> | 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.



# 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             | 65    |
| Connectivity      | 55    |
| Infrastructure    | 84    |
| Local Environment | 63    |
| Land & Approvals  | 44    |
| Project           | 75    |
| People            | 56    |
| Amenities         | 36    |

|                  |               |
|------------------|---------------|
| <b>Building</b>  | 65            |
| <b>Layout</b>    | 47            |
| <b>Interiors</b> | 55            |
| <b>Pricing</b>   | 50            |
| <b>Total</b>     | <b>58/100</b> |

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ROMELL ORBIS

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