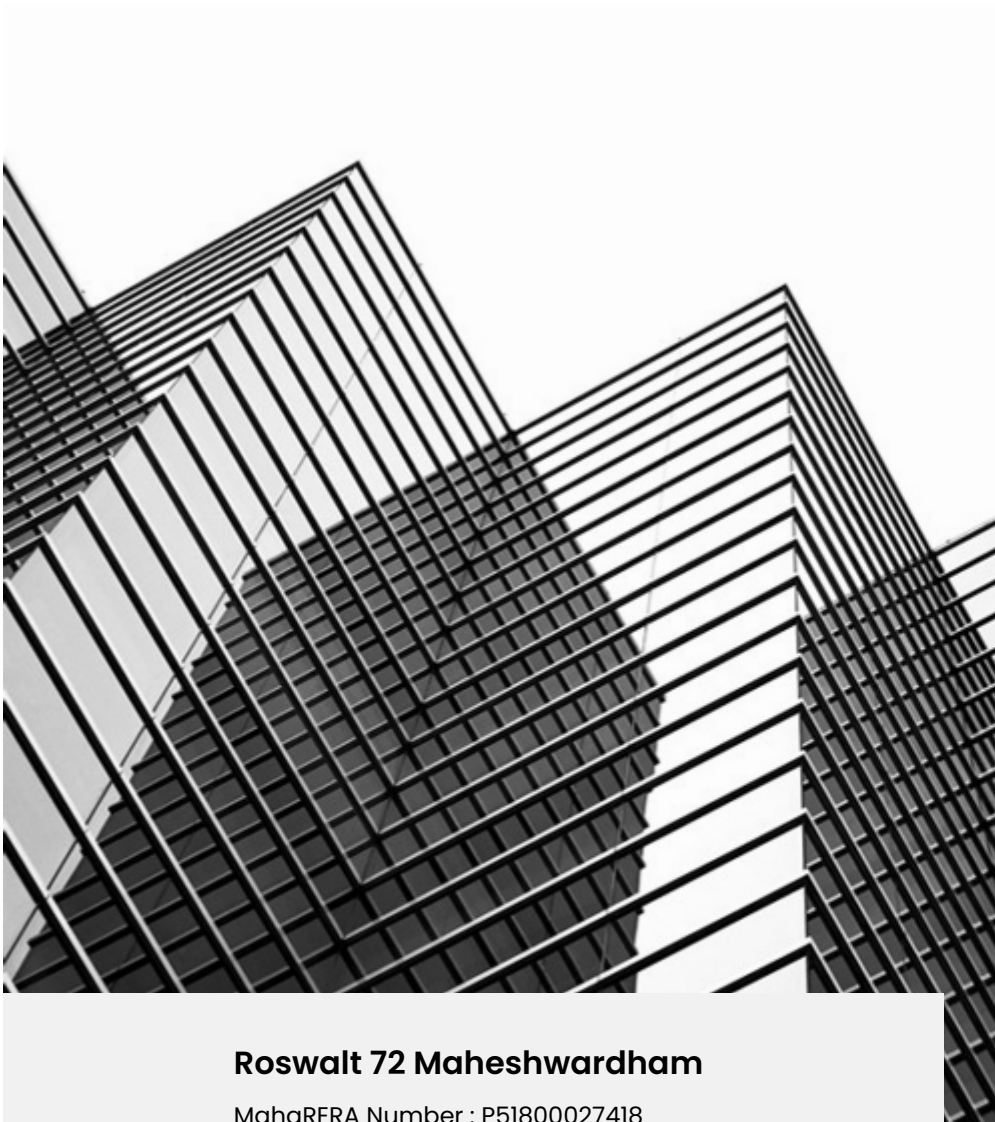


PROP REPORT



Roswalt 72 Maheshwardham

MahaRERA Number : P51800027418



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.

ROSWALT 72

MAHESHWARDHAM

LOCATION

The project is in Ghatkopar (East). Ghatkopar is a suburb in eastern Mumbai. The area is served by the railway station on the Central Line of the Mumbai Suburban Railway and the metro station on Line 1 of the Mumbai Metro. Ghatkopar East is a suburb residential locality in Eastern Mumbai primarily having multi-storey mid and luxury segment residential developments.

Post Office	Police Station	Municipal Ward
Rajawadi	NA	Ward N

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 28 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **6.6 Km**
- Odeon Bus Stop **600 Mtrs**
- Ghatkopar Metro Station **1.5 Km**
- Ghatkopar Railway Station **1.4 Km**
- Eastern Express Highway **1.8 Km**
- Parakh Hospital **1.4 Km**
- Garodia International Centre for learning **240 Mtrs**
- R Odeon Mall **550 Mtrs**
- Ghelani Super Market **700 Mtrs**

ROSWALT 72
MAHESHWARDHAM

LAND & APPROVALS

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

ROSWALT 72
MAHESHWARDHAM

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

ROSWALT 72
MAHESHWARDHAM

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st October, 2025	0.15 Acre	2 BHK,3 BHK

Project Amenities

Sports	Badminton Court,Kids Play Area,Gymnasium
Leisure	Spa,Senior Citizen Zone,Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Water Storage,Charging Ports – Electrical Cars,STP Plant

ROSWALT 72 MAHESHWARDHAM

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Roswalt 72 Maheshwardham	2	12	2	2 BHK,3 BHK	24

First Habitable Floor

1st Floor

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility
- **Fire Safety :** Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

ROSWALT 72

MAHESHWARDHAM

FLAT INTERIORS

Configuration

RERA Carpet Range

2 BHK

747 - 794 sqft

3 BHK

1020 - 1148 sqft

Floor To Ceiling Height

Greater than 10 feet

Views Available

Road View / No View

Flooring

Vitrified Tiles,Anti Skid Tiles

Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	NA
Technology	WIFI enabled
White Goods	NA

ROSWALT 72

MAHESHWARDHAM

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 32868000 to 34936000
3 BHK	--	--	INR 44880000 to 50512000

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

GST	Stamp Duty	Registration
5%	5%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bank of Baroda,Bank of India,HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,SBI Bank

Transaction History

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

ROSWALT 72

MAHESHWARDHAM

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	83
Infrastructure	86
Local Environment	80
Land & Approvals	44
Project	74
People	39
Amenities	54
Building	67
Layout	63
Interiors	63
Pricing	50

Total

63/100

ROSWALT 72

MAHESHWARDHAM

Disclaimer

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