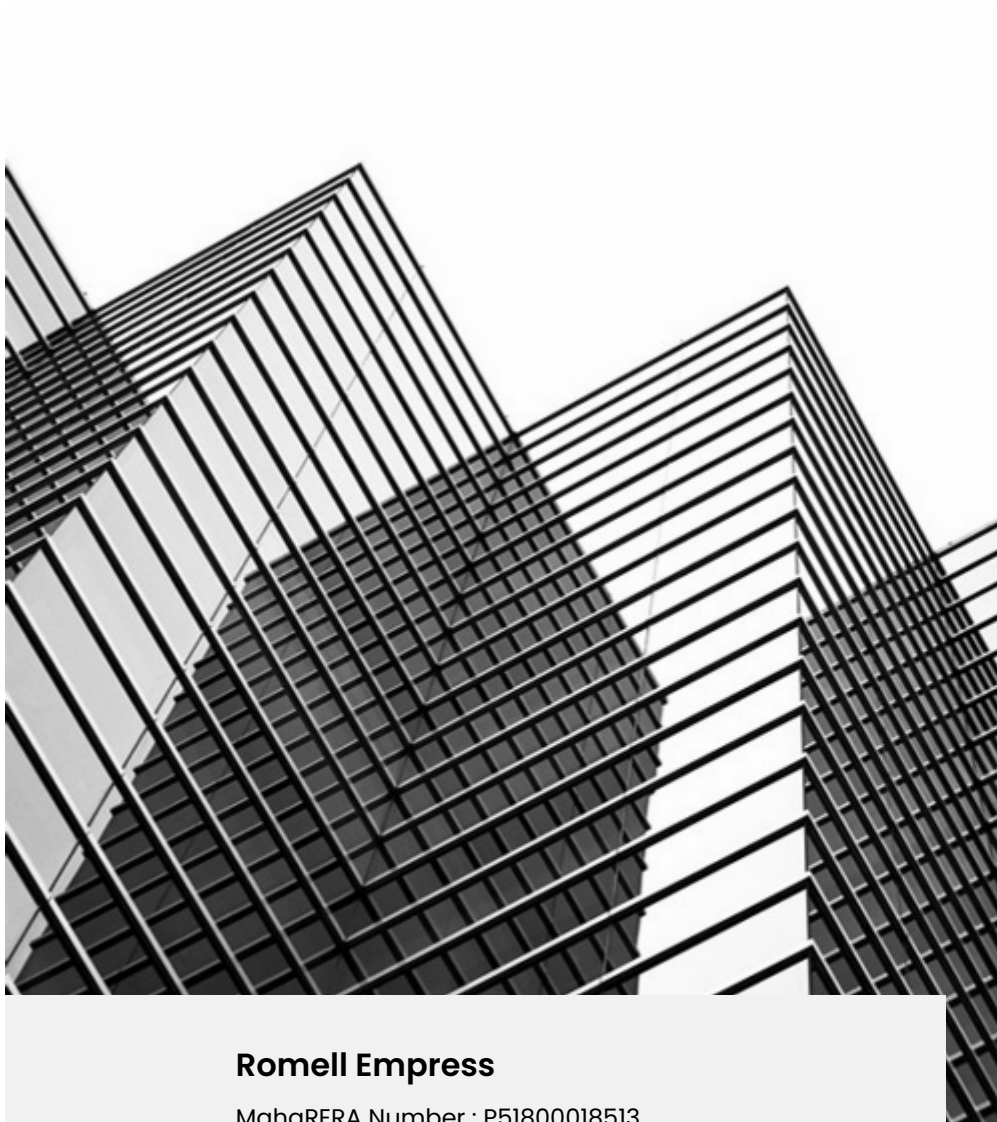


propscience.com

PROP REPORT



Romell Empress

MahaRERA Number : P51800018513



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 Borivali (West). Borivali is located at its north-western end of Mumbai and is a Gujarati dominated suburb. Recent real estate statistics show Borivali holds its recorded position as the primary residential zone of Mumbai. Borivali is an originating & terminating Railway Station for Mumbai Local Trains towards Churchgate in the South & Virar in the North.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| NA | NA | NA |

Neighborhood & Surroundings

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **20.0 Km**
- IC Colony metro Station **600 Mtrs**
- Borivali West Station **3.3 Km**
- Don Bosco School **3.2 Km**
- Maxus Cinema **4.0 Km**
- D Mart **2.7 Km**

LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| NA | 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 |
|----------------------------------|-------------|------------|
| Completed on 31st December, 2022 | 232.83 Sqmt | 2 BHK |

Project Amenities

| | |
|-----------------------------------|---|
| Sports | Swimming Pool,Kids Play Area,Gymnasium |
| Leisure | Yoga Room / Zone |
| Business & Hospitality | Clubhouse,Multipurpose Hall |
| Eco Friendly Features | Waste Segregation,Green Zone,Landscaped Gardens,Water Storage |

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BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|----------------|----------------|
| Wing A | 2 | 22 | 3 | 2 BHK | 66 |
| Wing B | 2 | 22 | 3 | 2 BHK | 66 |

First Habitable Floor

1st

Services & Safety

- **Security** : Security System / CCTV,Intercom Facility
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

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FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 2 BHK | 610 – 642 sqft |
| 2 BHK | 610 – 642 sqft |

| | |
|-------------------------|----|
| Floor To Ceiling Height | NA |
| Views Available | NA |

| | |
|----------|----------------------------------|
| Flooring | Vitrified Tiles, Anti Skid Tiles |
|----------|----------------------------------|

| | |
|---|---|
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform |
| Finishing | Dry Walls,Laminated flush doors,Double glazed glass windows |
| HVAC Service | NA |
| Technology | NA |
| White Goods | NA |

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COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------------------|
| 2 BHK | -- | -- | INR 16900000 to 17800000 |

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

| GST | Stamp Duty | Registration |
|-----|------------|--------------|
| 0% | 0% | INR 30000 |

| Floor Rise | Parking Charges | Other Charges |
|------------|-----------------|---------------|
| NA | INR 700000 | INR 0 |

| | |
|----------------------------|---|
| Festive Offers | The builder is not offering any festive offers at the moment. |
| Payment Plan | NA |
| Bank Approved Loans | Axis Bank,HDFC Bank,Kotak Bank |

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. |
|------------------|-------------|-------|--------------|-----------------|
| March 2022 | 270 | 7 | INR 6650000 | INR 24629.63 |
| March 2022 | 400 | 14 | INR 10800000 | INR 27000 |
| March 2022 | 370 | 2 | INR 8700000 | INR 23513.51 |

| | | | | |
|----------------------|-----|----|-------------|--------------|
| December 2021 | 434 | 9 | INR 9000000 | INR 20737.33 |
| July 2021 | 236 | 18 | INR 5553152 | INR 23530.31 |
| May 2021 | 399 | 18 | INR 9000000 | INR 22556.39 |
| January 2021 | 281 | 18 | INR 6049126 | INR 21527.14 |
| December 2020 | 400 | 13 | INR 8500000 | INR 21250 |
| December 2020 | 400 | 14 | INR 8500000 | INR 21250 |
| October 2020 | 370 | 10 | INR 9350000 | INR 25270.27 |
| November 2019 | 370 | 13 | INR 8500000 | INR 22972.97 |

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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 | 48 |
| Infrastructure | 56 |
| Local Environment | 30 |
| Land & Approvals | 44 |
| Project | 65 |
| People | 56 |
| Amenities | 42 |
| Building | 53 |
| Layout | 38 |
| Interiors | 53 |

| | |
|----------------|---------------|
| Pricing | 30 |
| Total | 47/100 |

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