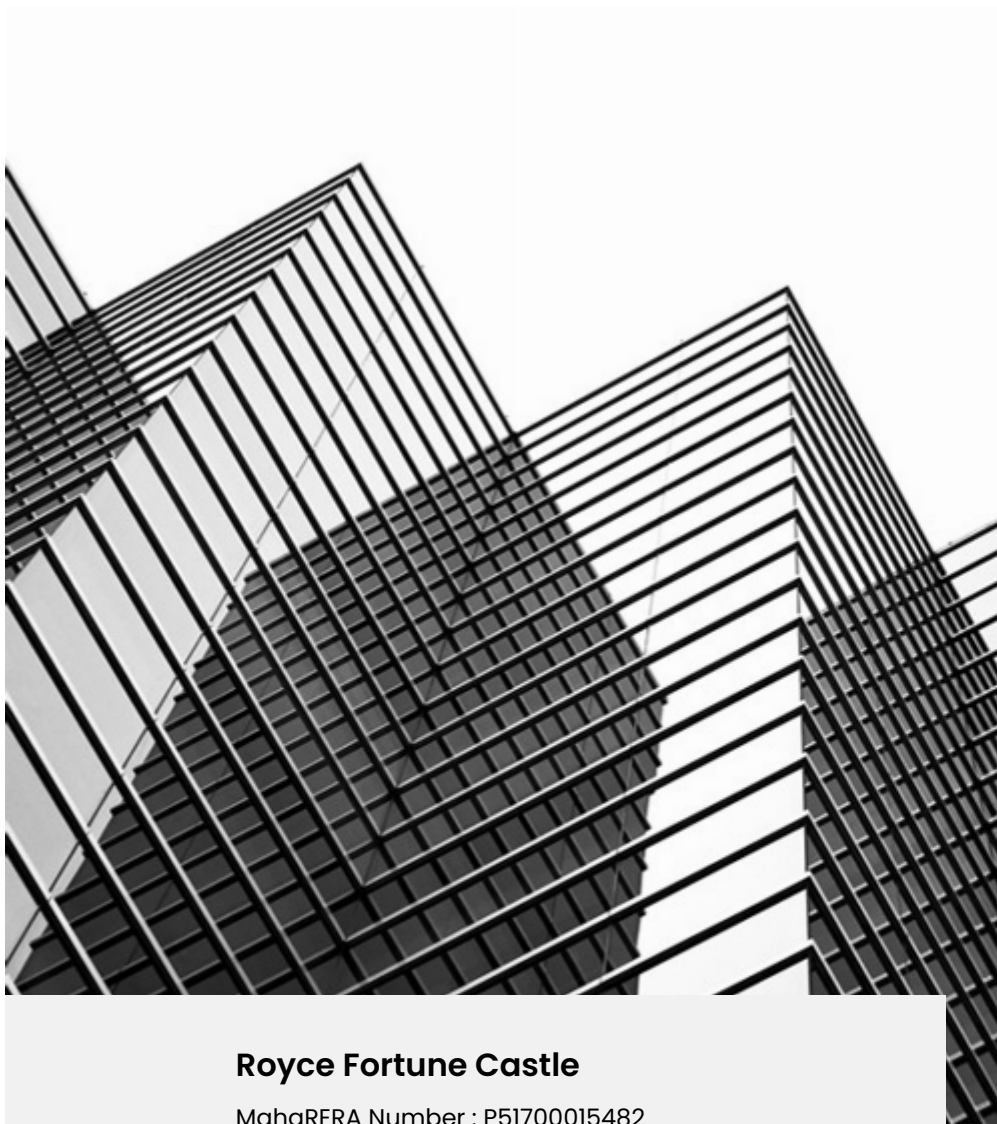


propscience.com

# PROP REPORT



**Royce Fortune Castle**

MahaRERA Number : P51700015482



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

Post Office	Police Station	Municipal Ward
NA	NA	Ward 4

### Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions.

### Connectivity & Infrastructure

- Ulhasnagar Railway Station **1.8 Km**
- Holy Cross Hospital **6.4 Km**
- Century Rayon High School **5.7 Km**
- Metro Junction Mall **7.2 Km**

## LAND & APPROVALS

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

## BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

ROYCE FORTUNE CASTLE

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2019	198.20 Sqmt	2 BHK

### Project Amenities

Sports	NA
Leisure	NA

<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Water Storage

ROYCE FORTUNE CASTLE

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Fortune Castle	1	5	2	2 BHK	10
<b>First Habitable Floor</b>				1st Floor	

### Services & Safety

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

ROYCE FORTUNE CASTLE

# FLAT INTERIORS

<b>Configuration</b>	<b>RERA Carpet Range</b>
2 BHK	387 - 460 sqft

<b>Floor To Ceiling Height</b>	NA
<b>Views Available</b>	NA

<b>Flooring</b>	Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Kitchen Platform
<b>Finishing</b>	Laminated flush doors, Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

ROYCE FORTUNE CASTLE

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 8569.57	INR 3330000	INR 3490000 to 4150000

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

GST	Stamp Duty	Registration
0%	3%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	HDFC Bank

### Transaction History

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

# PROJECT PROPSCORE

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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	30
Connectivity	15
Infrastructure	24
Local Environment	30
Land & Approvals	44
Project	65
People	39
Amenities	36



<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	38
<b>Pricing</b>	30
<b>Total</b>	<b>37/100</b>

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## ROYCE FORTUNE CASTLE

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