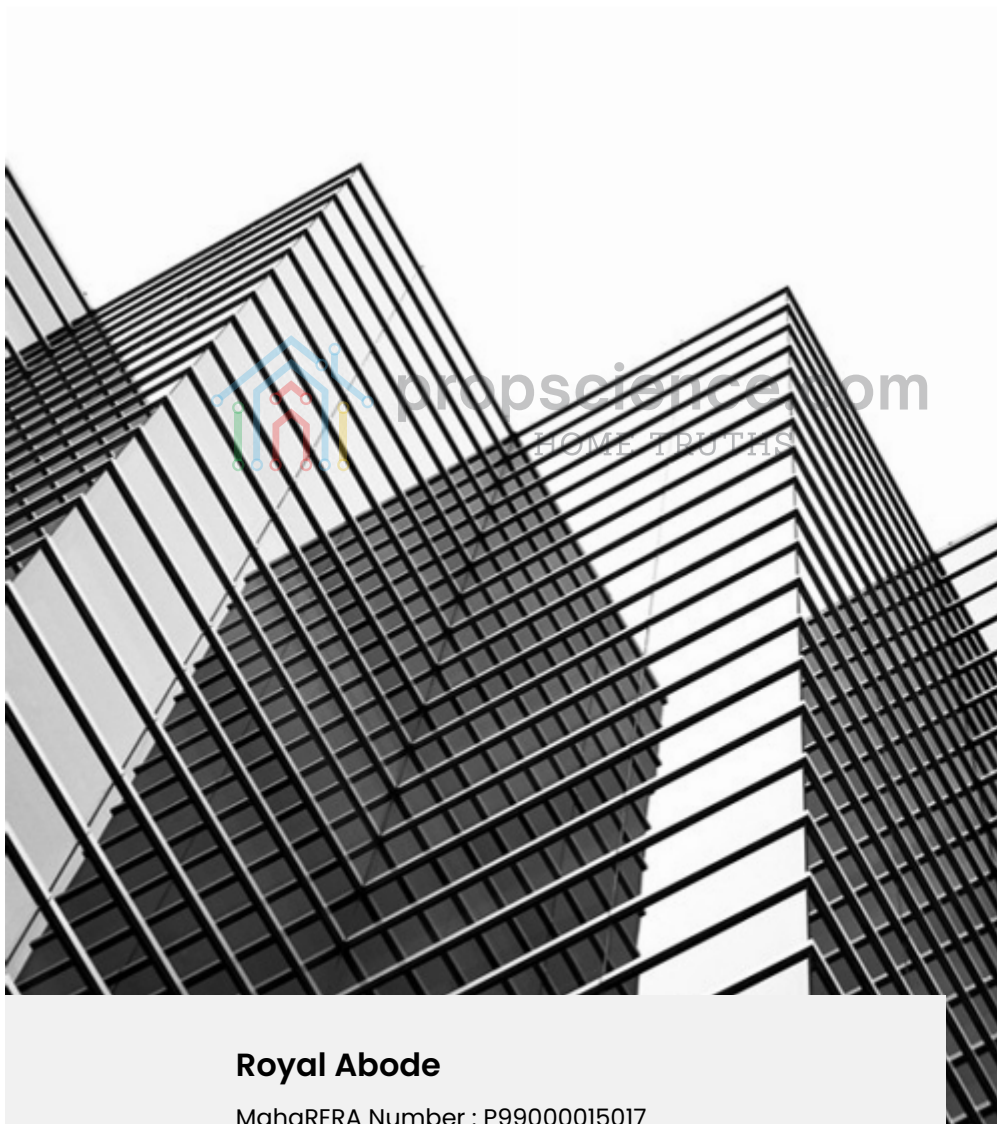


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PROP REPORT



Royal Abode

MahaRERA Number : P99000015017



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

Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

Connectivity & Infrastructure

- Mumbai International Airport **56.3 Km**
- Vasai Bus Depot **8.2 Km**
- Vasai Road Railway Station **9.5 Km**
- NH 48 **31.1 Km**
- DM Petit Municipal Hospital **1.0 Km**
- Citizen English High School **1.1 Km**
- Dattami Square Mall **6.2 Km**
- D Mart **5.6 Km**

LAND & APPROVALS

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

ROYAL ABODE

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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HOME TRUTHS

ROYAL ABODE

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th July, 2021	1450 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Kids Play Area
--------	----------------

Leisure	Senior Citizen Zone,Pet Friendly
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Water Storage

ROYAL ABODE

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Royal Abode	1	5	8	1 BHK,2 BHK	40
First Habitable Floor					1st

Services & Safety


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

ROYAL ABODE

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	210 - 315 sqft
2 BHK	450 - 465 sqft

Floor To Ceiling Height	NA
Views Available	NA

 Flooring	Vitrified Tiles, Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings, Kitchen Platform
Finishing	Laminated flush doors, Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 2200000 to 3300000
2 BHK	--	--	INR 4700000 to 4900000

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

GST	Stamp Duty	Registration
1%	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	NA

**Bank
Approved
Loans**

Bajaj Finance Ltd,HDFC Bank,Indialbulls Home Loans,LIC
Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

ROYAL ABODE

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	30
Infrastructure	58
Local Environment	30

Land & Approvals	44
Project	65
People	39
Amenities	30
Building	53
Layout	34
Interiors	53
 Pricing	30
Total	43/100

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HOME TRUTHS

ROYAL ABODE

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