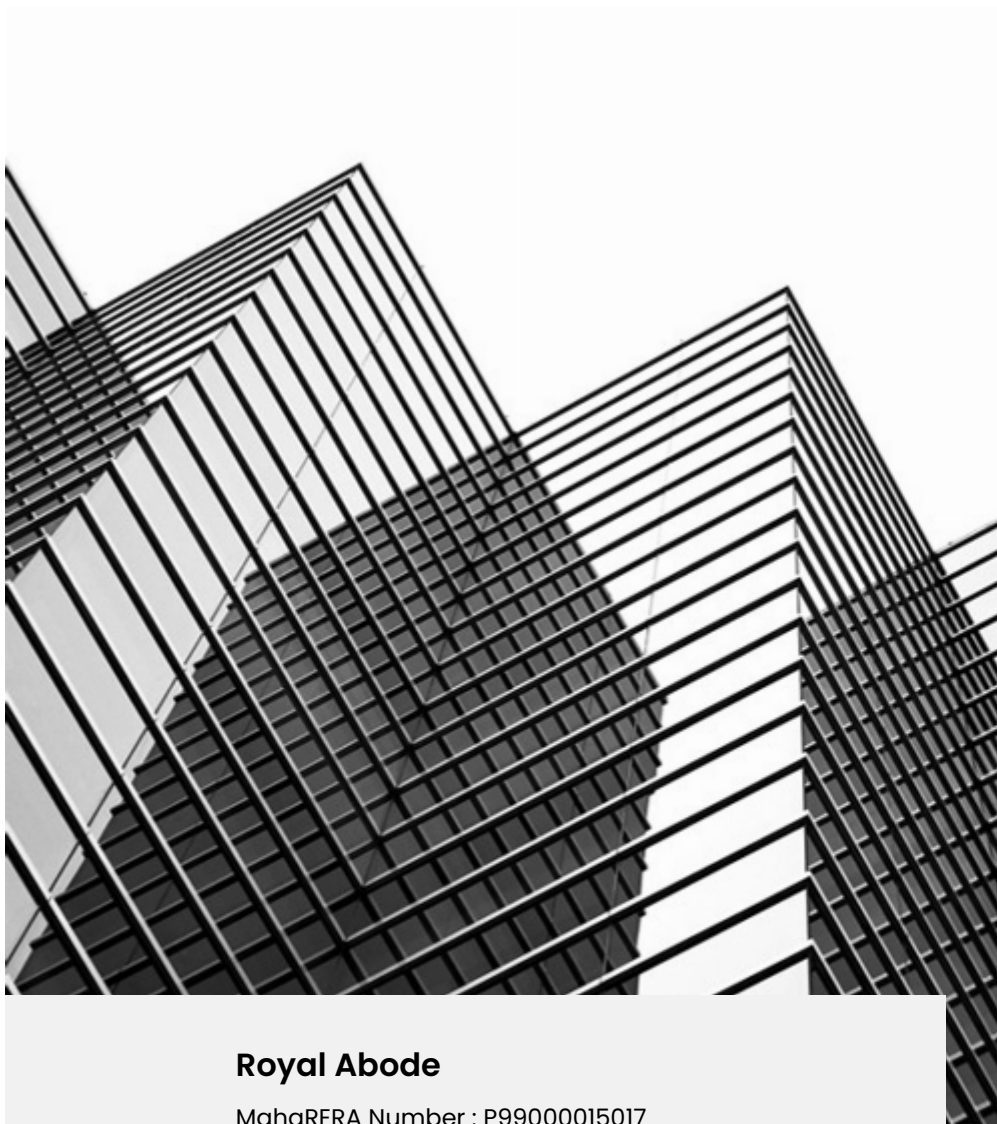


propscience.com

# PROP REPORT



**Royal Abode**

MahaRERA Number : P99000015017



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	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

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
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<b>Leisure</b>	Senior Citizen Zone,Pet Friendly
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	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
<b>First Habitable Floor</b>					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

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



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

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ROYAL ABODE

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