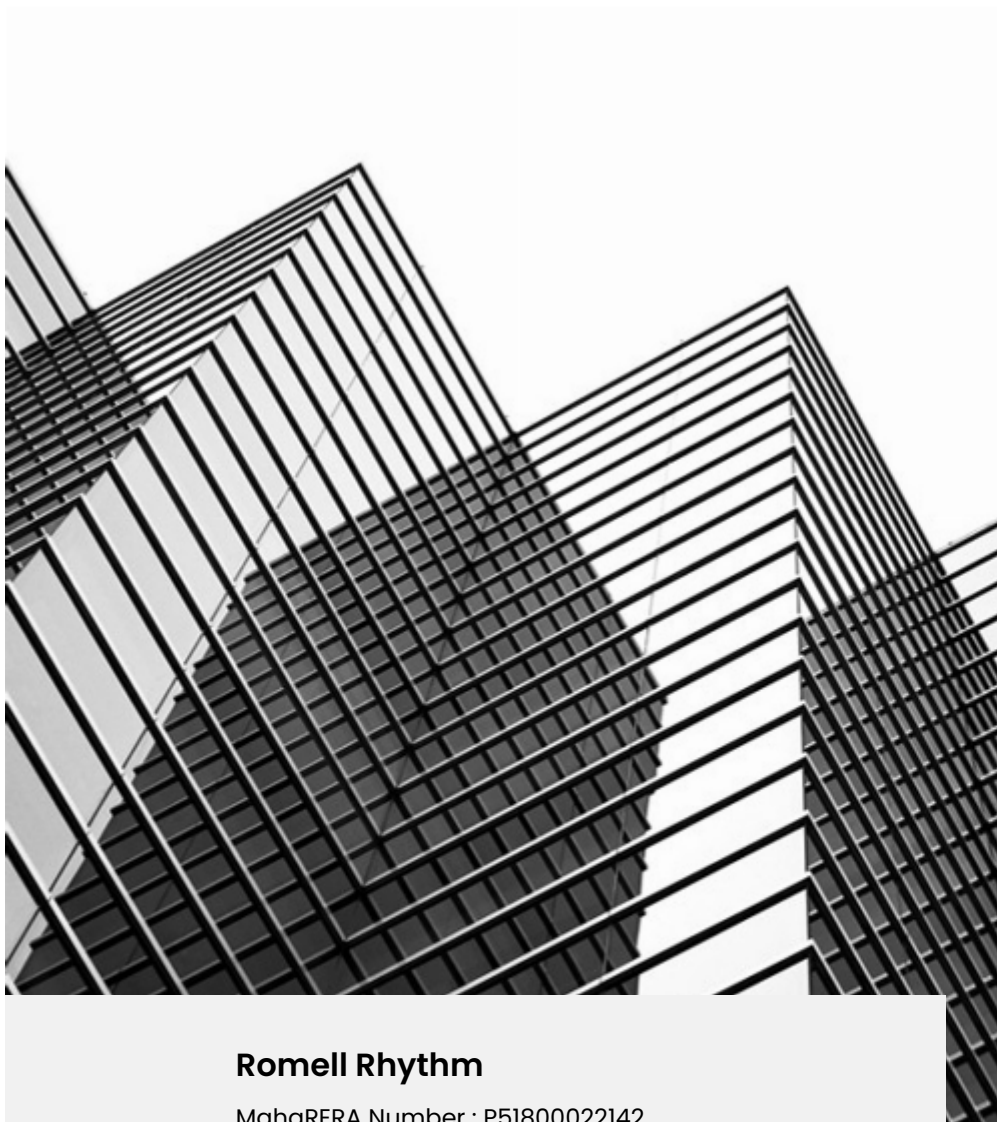


propscience.com

PROP REPORT



Romell Rhythm

MahaRERA Number : P51800022142



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 Malad (West). Malad is a suburb located in North Mumbai. Malad has a railway station on the Western line. The railway tracks of the Western Line divide Malad into Malad (West) and Malad (East). Also located in Malad is a prominent office commercial space extending from the back of the two prominent shopping malls Inorbit Mall & Infiniti Mall. Marve Beach and Aksa Beach are Located in Malad. Malad West is a prominent and up market residential locality in the western suburbs, situated on the western line of the Mumbai Suburban Railway. It is a green and serene locality situated along the Malad Creek and surrounded by mangroves. The residential development in Malad West majorly comprises of multi- storey apartments, and villas; and is driven by proximity to Mindspace and other IT parks, along with excellent connectivity to other parts of Mumbai.

| Post Office | Police Station | Municipal Ward |
|-----------------|----------------------|----------------|
| Malad West Dely | Malad Police Station | NA |

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 480 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Mumbai International School **12.5 Km**
- Malad Bus Depot **700 Mtrs**
- Malad Railway Station **1.5 Km**
- Western Express Highway **3.5 Km**
- Vivanta Hospital **800 Mtrs**
- Rejoice International School **50 Mtrs**
- Inorbit Mall **1.5 Mtrs**
- D Mart **1.0 Km**

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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 30th December, 2023 | 354.7 Sqmt | 1 BHK |

Project Amenities

| | |
|--------|-----------|
| Sports | Gymnasium |
|--------|-----------|

| | |
|-----------------------------------|----------------------------------|
| Leisure | NA |
| Business & Hospitality | NA |
| Eco Friendly Features | Landscaped Gardens,Water Storage |

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BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------------------------|-----------------|--------------|-----------------|----------------|----------------|
| Romell Rhythm | 2 | 24 | 2 | 1 BHK | 48 |
| First Habitable Floor | | | | | 11 |

Services & Safety

- **Security** : Society Office,Security System / CCTV,Earthquake Resistant Design
- **Fire Safety** : Fire Hose,Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

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FLAT INTERIORS

| | |
|----------------------|--------------------------|
| Configuration | RERA Carpet Range |
| 1 BHK | 400 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, Light Fittings, Stainless Steel Sink, Brass Joinery, Concealed copper wiring, Safety door, Electrical Sockets / Switch Boards |
| Finishing | NA |
| HVAC Service | Centralized Air Conditioning System |
| Technology | Optic Fiber Cable |
| White Goods | NA |

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------|
| 1 BHK | -- | -- | INR 19000000 |

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

| GST | Stamp Duty | Registration |
|------------|-----------------|---------------|
| 1% | 7% | 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 | Time Linked Payment |
| Bank Approved Loans | NA |

Transaction History

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

ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price | Rate per sq.ft. |
|------------------|-------------|-------|--------------|-----------------|
| March 2022 | 394 | 7 | INR 9000000 | INR 22842.64 |
| February 2022 | 394 | 12 | INR 10000000 | INR 25380.71 |
| February 2022 | 394 | 13 | INR 10190476 | INR 25864.15 |
| October 2021 | 654 | 8 | INR 14665200 | INR 22423.85 |
| September 2021 | 440 | 5 | INR 7250000 | INR 16477.27 |
| September 2021 | 394 | 14 | INR 10409814 | INR 26420.85 |
| July 2021 | 400 | 9 | INR 9350000 | INR 23375 |
| June 2021 | 400 | 13 | INR 9333400 | INR 23333.5 |
| March 2021 | 400 | 14 | INR 8776000 | INR 21940 |

| | | | | |
|--------------------------|-----|----|--------------|--------------|
| February 2021 | 654 | 1 | INR 13958880 | INR 21343.85 |
| December 2020 | 440 | 12 | INR 9508000 | INR 21609.09 |
| March 1901 | 440 | 10 | INR 9132000 | INR 20754.55 |

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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 | 73 |
| Infrastructure | 100 |
| Local Environment | 83 |

| | |
|-----------------------------|---------------|
| Land & Approvals | 44 |
| Project | 69 |
| People | 48 |
| Amenities | 36 |
| Building | 63 |
| Layout | 55 |
| Interiors | 55 |
| Pricing | 30 |
| Total | 59/100 |

ROMELL RHYTHM

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