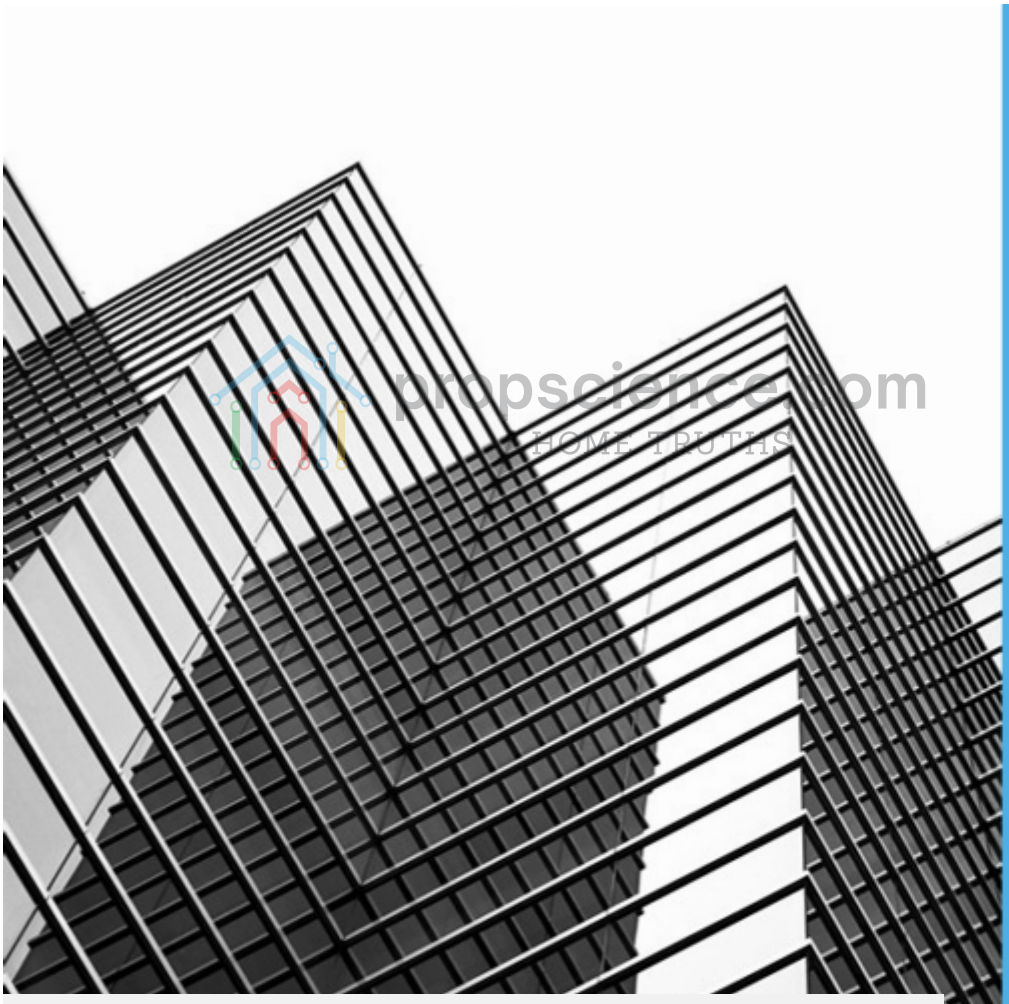
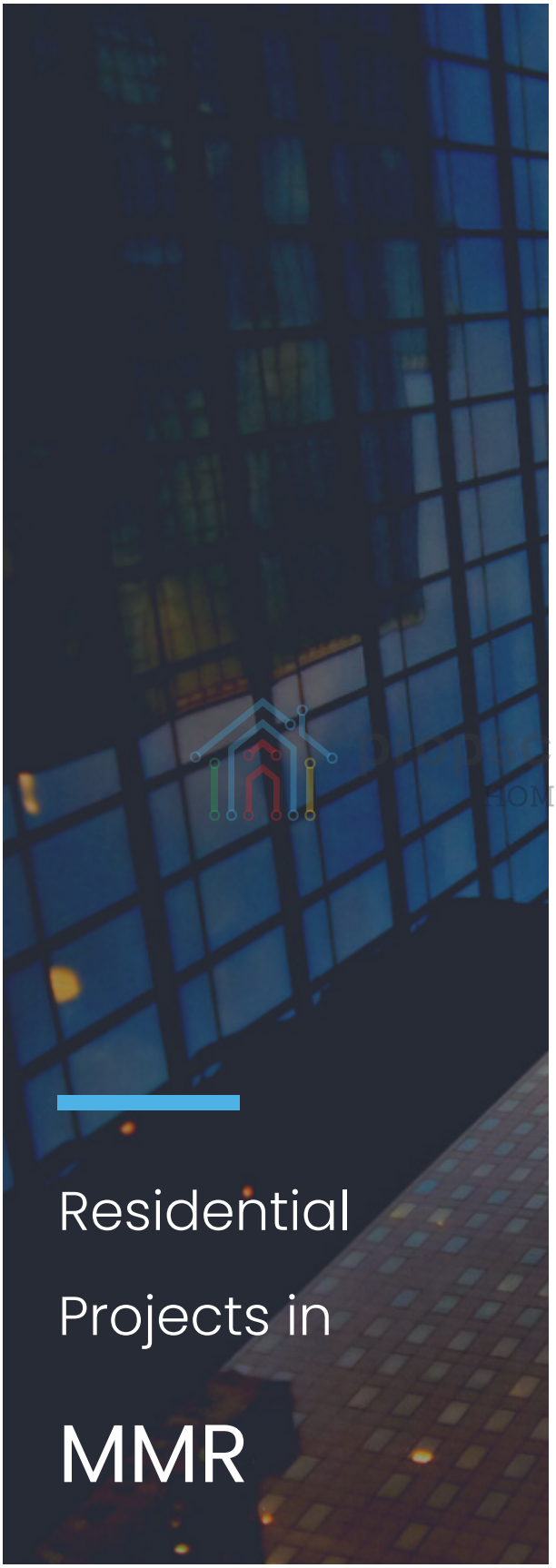
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PROP REPORT



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.

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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.

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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

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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

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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

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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

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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.

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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**

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