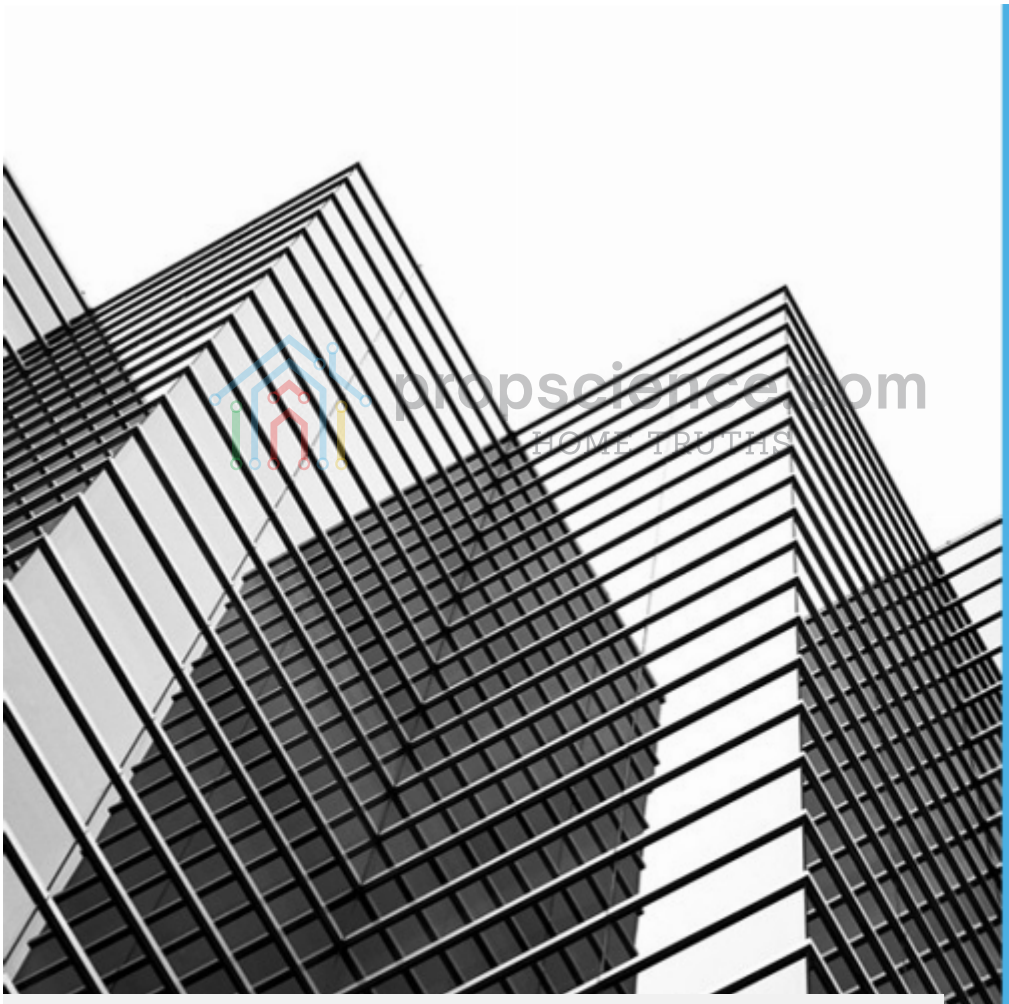
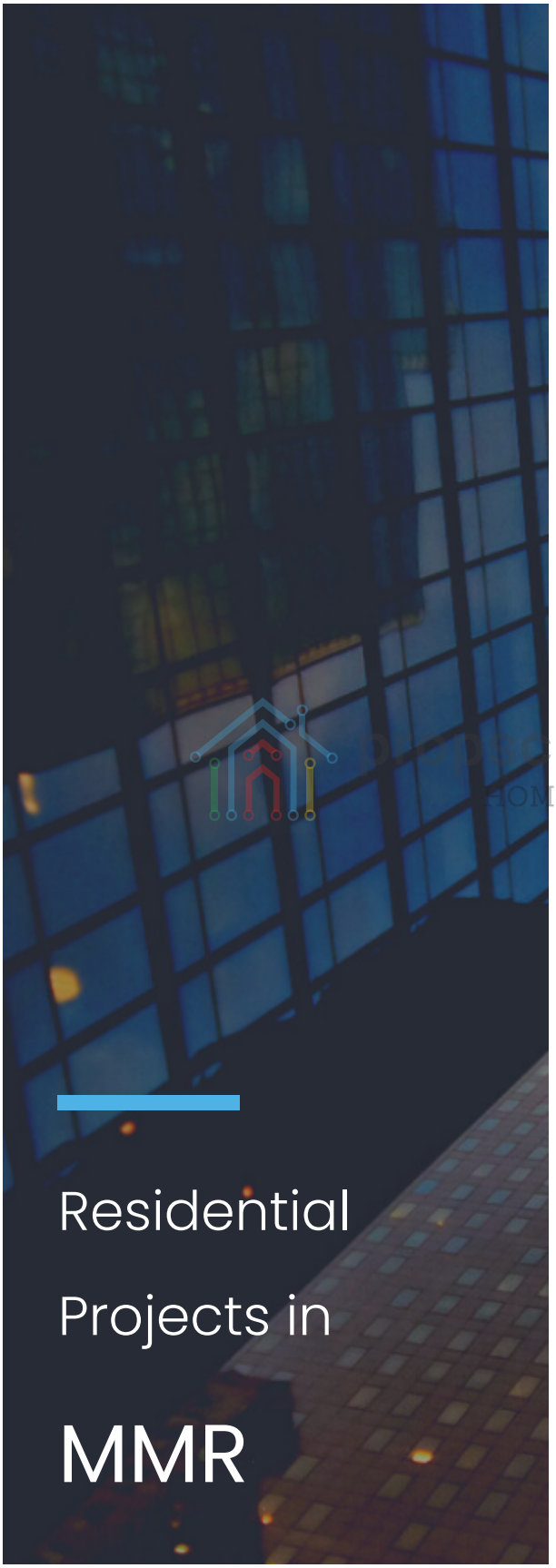
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# PROP REPORT




**Romell Shraddha**

MahaRERA Number : P51800001420



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 Borivali (West). Borivali is located at its north-western end of Mumbai and is a Gujarati dominated suburb. Recent real estate statistics show Borivali holds its recorded position as the primary residential zone of Mumbai. Borivali is an originating & terminating Railway Station for Mumbai Local Trains towards Churchgate in the South & Virar in the North.

| Post Office | Police Station | Municipal Ward |
|---|---|---|
| Mandapeshwar | NA | Ward R Central |

## Neighborhood & Surroundings

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The locality is prone to traffic jams during rush hour. The air pollution levels are 160 AQI and the noise pollution is 51 to 85 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **19.6 Km**
- I.C. Colony Bus Stop **550 Mtrs**
- Borivali Railway Station West **2.4 Km**
- Link Road **1.4 Km**
- Elite Hospital & Laser Centre **7.5 Km**
- St.Xaviers High School **2.5 Km**
- Growel's 101 Mall **7.7 Km**
- D Mart, Laxman Tower **1.5 Km**

# LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|---|---|---|
| January 2019 | 1 | 1 |

ROMELL SHRADDHA

# BUILDER & CONSULTANTS

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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 |

ROMELL SHRADDHA

# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|
| Completed on 31st December, 2018 | 1314.10 Sqmt | 1 BHK,2 BHK,3 BHK |

## Project Amenities

| | |
|---|---|
| **Sports** | Kids Play Area,Gymnasium |
| **Leisure** | NA |
| **Business & Hospitality** | NA |
| **Eco Friendly Features** | Waste Segregation,Water Storage |

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# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| Romell Shraddha | 2 | 11 | 5 | 1 BHK,2 BHK,3 BHK | 55 |

| | |
|---|---|
| **First Habitable Floor** | 1st |

## Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Security Staff,Key Card Entry,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Auto Rescue Device (ARD)

ROMELL SHRADDHA

# FLAT INTERIORS

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| Configuration | RERA Carpet Range |
|---|---|
| 1 BHK | 431 sqft |
| 2 BHK | 706 - 719 sqft |
| 3 BHK | 943 sqft |

| | |
|---|---|
| **Floor To Ceiling Height** | Between 9 and 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,Electrical Sockets / Switch Boards |
| **Finishing** | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows |
| **HVAC Service** | Split / Box A/C Provision |
| **Technology** | Optic Fiber Cable |
| **White Goods** | NA |

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ROMELL SHRADDHA

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 1 BHK | -- | -- | INR 7758000 |
| 2 BHK | -- | -- | INR 12708000 to 12942000 |

| | | | |
|---|---|---|---|
| 3 BHK | -- | -- | INR 16974000 |

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

| GST | Stamp Duty | Registration |
|---|---|---|
| 0% | 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** | Time Linked Payment |
| **Bank Approved Loans** | Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,IndusInd Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,Punjab & Sind Bank,SBI Bank,YES Bank |

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**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. |
|---|---|---|---|---|
| **June 2021** | 1037 | 1 | INR 25210000 | INR 24310.51 |
| **November 2019** | 1037 | 1 | INR 25443400 | INR 24535.58 |

ROMELL SHRADDHA

# 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** | 55 |
| **Connectivity** | 83 |

| | |
|---|---|
| **Infrastructure** | 58 |
| **Local Environment** | 70 |
| **Land & Approvals** | 50 |
| **Project** | 73 |
| **People** | 56 |
| **Amenities** | 44 |
| **Building** | 78 |
| **Layout** | 50 |
| **Interiors** | 73 |
| **Pricing** | 30 |
| **Total** | **60/100** |

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