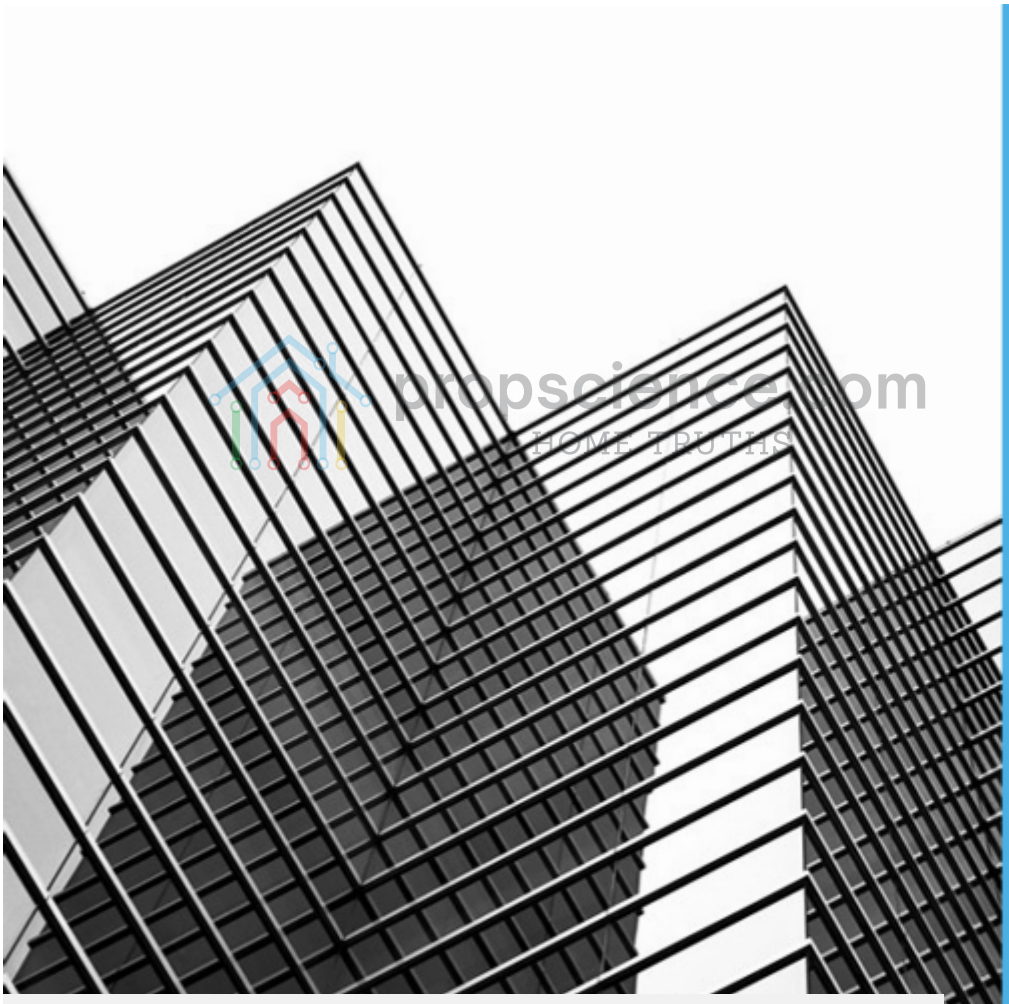
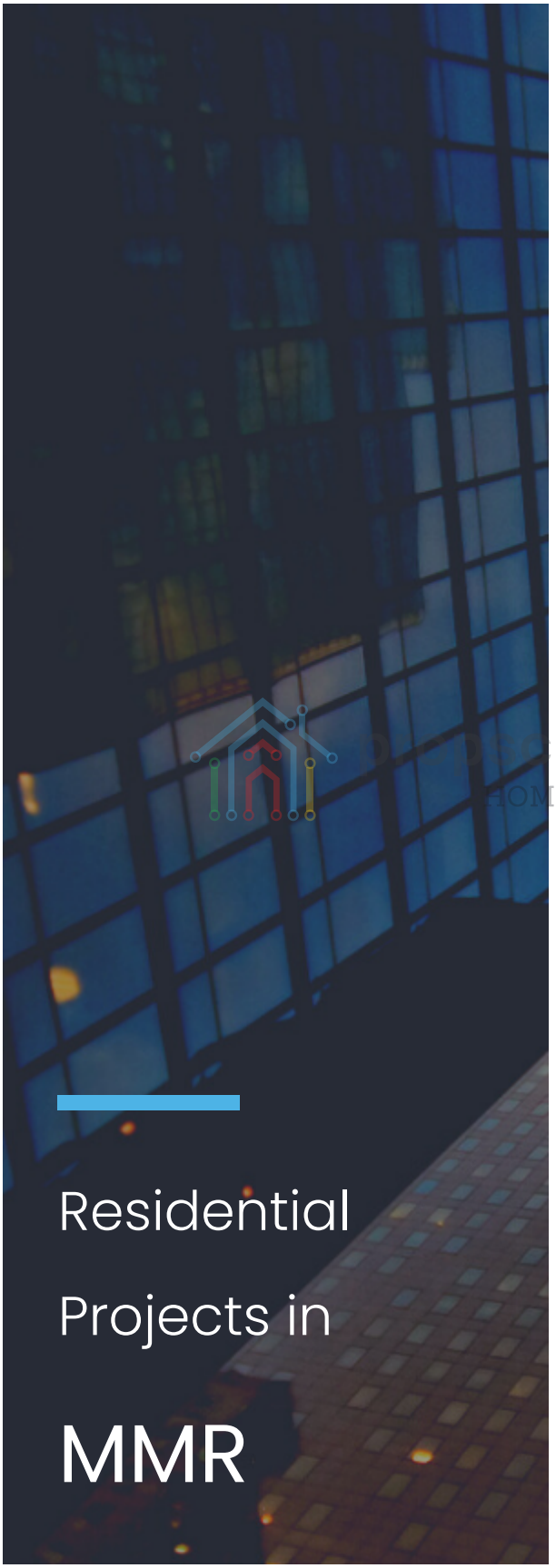
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PROP REPORT



Romell Orbis

MahaRERA Number : P51800023625



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 Andheri (East). Andheri is a locality in the western part of the city of Mumbai in India. Andheri is the major Bollywood Industry hub and it is the talent enclave of Mumbai, be it those from production houses, animation, the entertainment industry, and corporate. For administrative purposes, the area is separated into Andheri West and Andheri East. Andheri East comes under the K/E ward of BMC. A busy mix of residential homes and corporate offices, Andheri East is known for its fast-growing food scene, including unfussy lunch spots for Indian food and upmarket hotel restaurants

Post Office	Police Station	Municipal Ward
Chakala Midc	M I D C Police Station	Ward K East

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Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 201 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **4.5 Km**
- Sher E Punjab **900 Km**
- Andheri Railway Station East **2.1 Km**
- Jogeshwari - Vikhroli Link Rd **4.1 Km**
- Kokilaben Dhirubhai Ambani Hospital **4.4 Km**
- St. Dominic Savio High School **600 Mtrs**
- Infiniti Mall **5.0 Km**
- DMart **2.4 Km**

LAND & APPROVALS

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

ROMELL ORBIS

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

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2024	0.50 Acre	1 BHK,2 BHK,3 BHK,Studio

Project Amenities

Sports	Kids Play Area
Leisure	Pet Friendly
Business & Hospitality	Community Hall
Eco Friendly Features	Waste Segregation

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units

Romell Orbis Wing A and B	2	20	4	1 BHK,2 BHK,3 BHK,Studio	80

First Habitable Floor	1st

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,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	426 sqft
2 BHK	612 - 635 sqft
3 BHK	858 sqft
Studio	250 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	NA
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 24882.63	INR 10600000	INR 10600000

2 BHK	INR 25000	INR 15300000	INR 15300000 to 15875000
3 BHK	INR 24941.72	INR 21400000	INR 21400000
Studio	INR 25000	INR 6250000	INR 6250000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	NA	NA

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Festive Offers	20:80 payment scheme is there but prices will get increase if customer opts for subvention scheme.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd

Transaction History

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

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	65
Connectivity	55
Infrastructure	84
Local Environment	63
Land & Approvals	44
Project	75
People	56
Amenities	36

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Building	65
Layout	47
Interiors	55
Pricing	50
Total	**58/100**

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