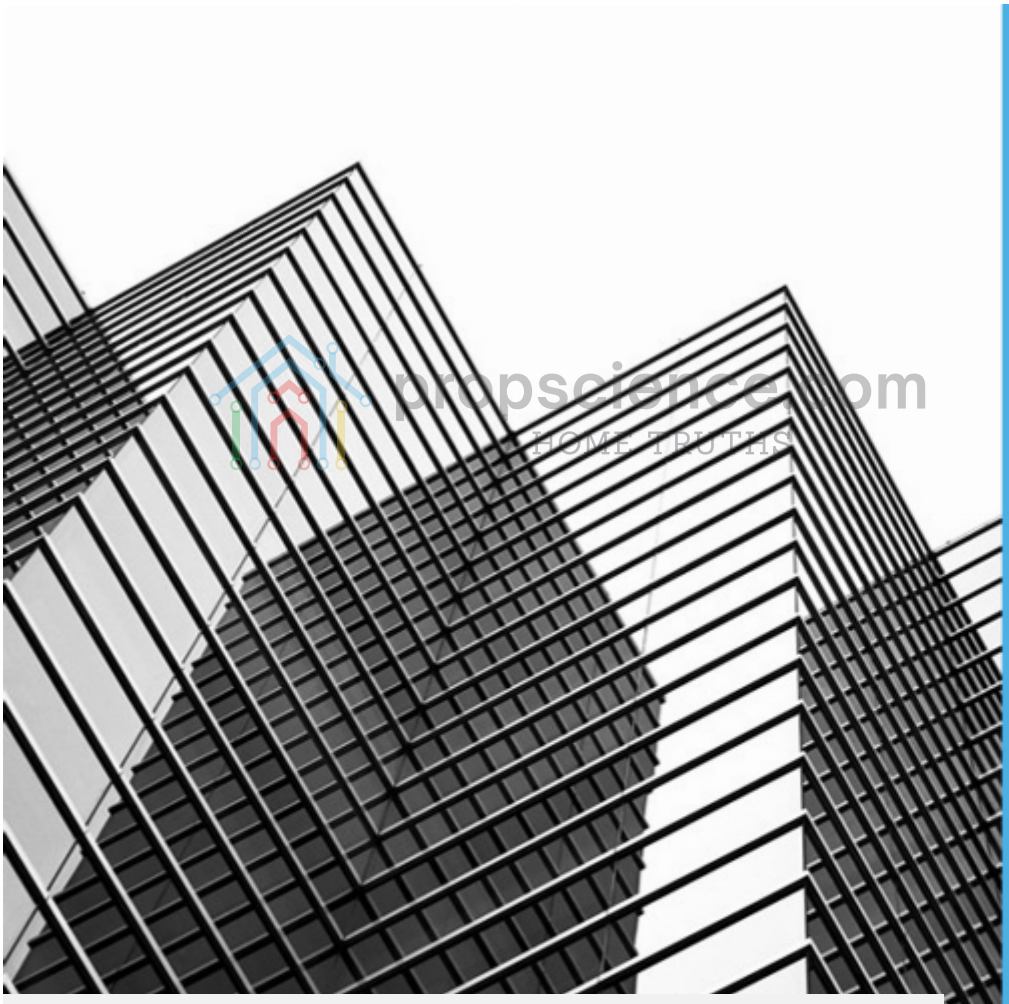
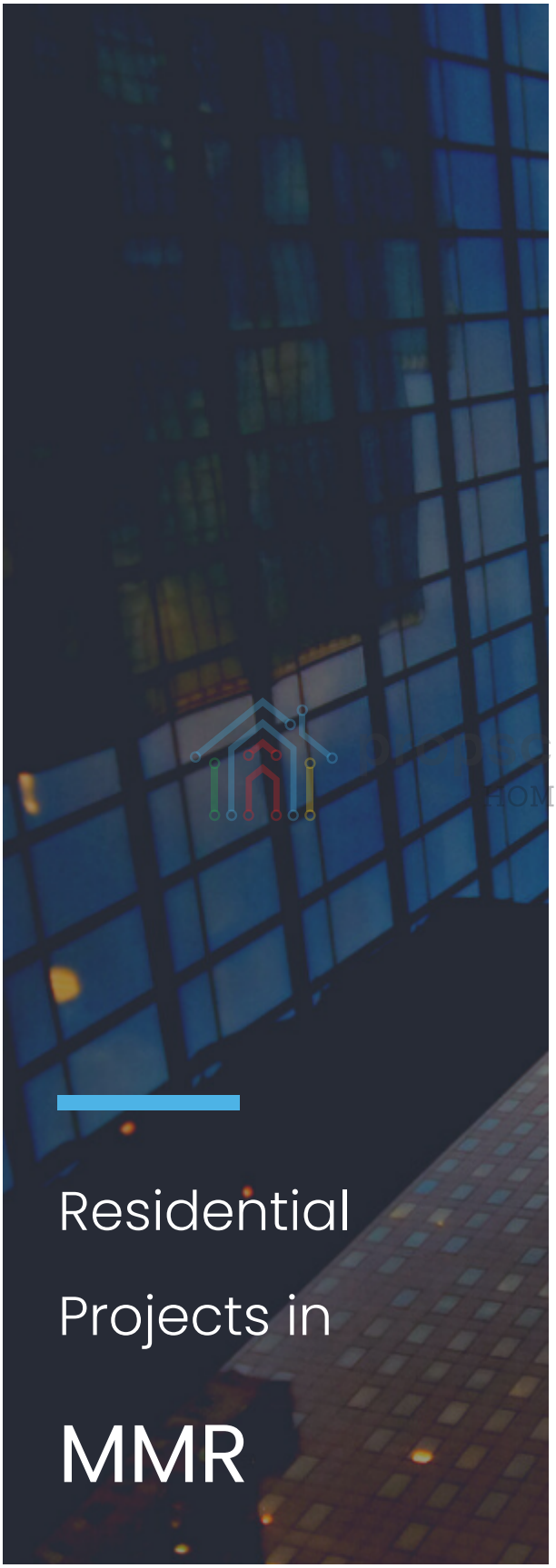
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PROP REPORT



Romell Amore

MahaRERA Number : P51800023615



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 Jogeshwari (West). Jogeshwari is a suburb located in the western part of Mumbai. It is notable for its caves - 'Jogeshwari Caves'. The Jogeshwari - Vikhroli Link Road connects Jogeshwari a western suburb of Mumbai with Vikhroli an eastern suburb. Jogeshwari West is a prominent locality in the western part of the Mumbai comprising of residential as well as commercial developments. It is a growing area driven by proximity to various business parks, IT parks, and industrial areas

Post Office	Police Station	Municipal Ward
Jogeshwari West	NA	Ward K West

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Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 41 Good AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- International Airport **6.0 Km**
- Bus Stop towards Andheri Station **150 Mtrs**
- Andheri Railway Station **1.9 Km**
- Western Express Highway **6.0 Km**
- Bellevue Multi-Specialty Hospital **1.7 Km**
- Bombay Cambridge School **550 Mtrs**
- Infiniti Mall **2.4 Km**
- Crystal Point **1.5 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2022	NA	1

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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 AMORE

PROJECT & AMENITIES

Time Line	Size	Typography
2022 Ready to move	0.50 Acre	1 BHK,2 BHK

Project Amenities

Sports	Swimming Pool,Gymnasium
Leisure	Yoga Room / Zone,Steam Room,Sauna,Spa
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,STP Plant

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ROMELL AMORE

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Romell Amore	4	22	7	1 BHK,2 BHK,3 BHK	154

First Habitable Floor	6th floor

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Boom Barriers,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Goods Lift,Auto Rescue Device (ARD)

ROMELL AMORE

FLAT INTERIORS

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Configuration	RERA Carpet Range
1 BHK	426 sqft
2 BHK	564 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified 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
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

ROMELL AMORE

COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 32629.11	INR 13900000	INR 13900000
2 BHK	INR 33510.64	INR 18900000	INR 18900000

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	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
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

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Transaction History

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

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
August 2022	416	20	INR 12000000	INR 28846.15

July 2022	416	11	INR 12150000	INR 29206.73
July 2022	416	16	INR 11900000	INR 28605.77
June 2022	416	16	INR 13000000	INR 31250
June 2022	564	8	INR 15400000	INR 27304.96
March 2022	564	13	INR 15809524	INR 28031.07
March 2022	398	21	INR 11428571	INR 28715
March 2022	564	19	INR 13809524	INR 24484.97
March 2022	564	13	INR 15809524	INR 28031.07
March 2022	595	17	INR 14100000	INR 23697.48
February 2022	416	14	INR 11666667	INR 28044.87
February 2022	564	10	INR 14120620	INR 25036.56
February 2022	564	12	INR 15714286	INR 27862.21
February 2022	564	17	INR 15624232	INR 27702.54

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January 2022	398	18	INR 10380952	INR 26082.79
January 2022	398	14	INR 10761905	INR 27039.96
January 2022	564	8	INR 15523810	INR 27524.49
December 2021	416	9	INR 10476190	INR 25183.15
December 2021	564	14	INR 15638095	INR 27727.12
November 2021	564	12	INR 16266667	INR 28841.61

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ROMELL AMORE

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	65
Infrastructure	92
Local Environment	90
Land & Approvals	44
Project	76
People	56
Amenities	50
Building	67
Layout	53
Interiors	48
Pricing	40
Total	61/100

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