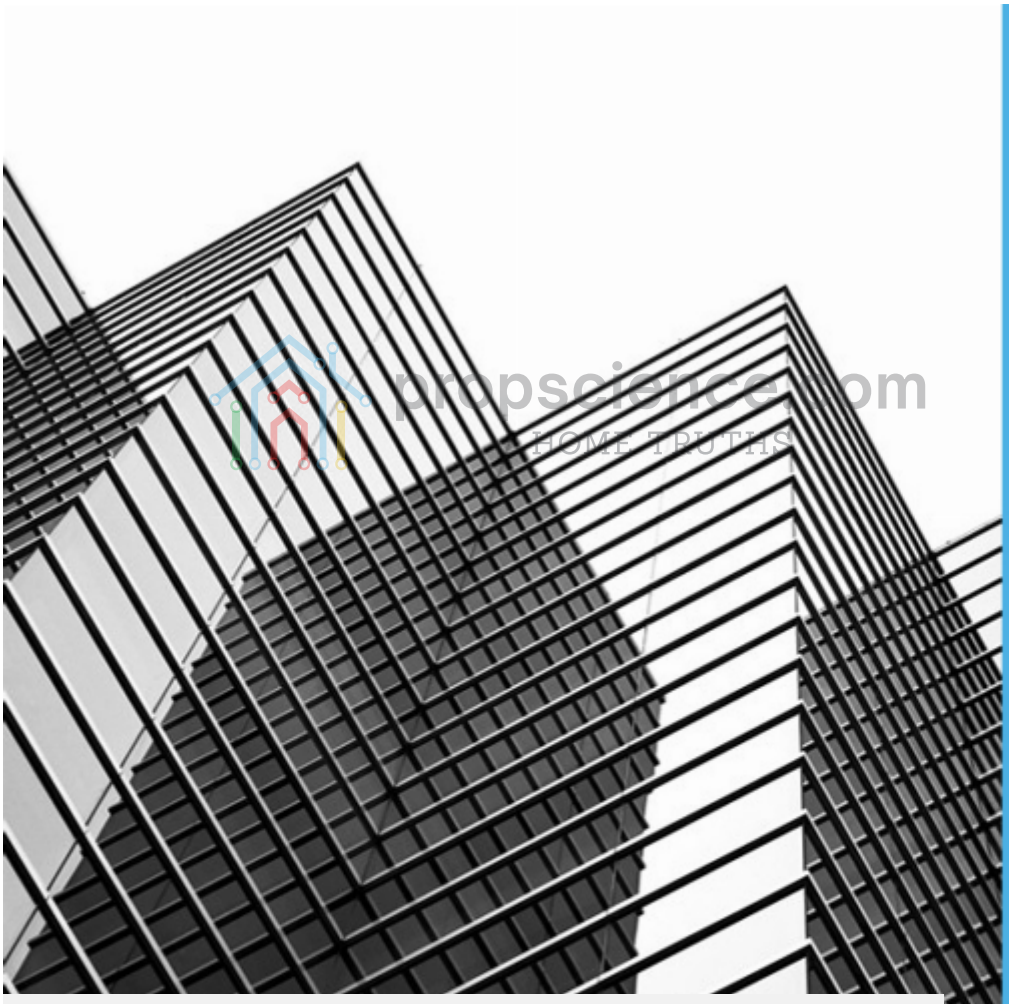
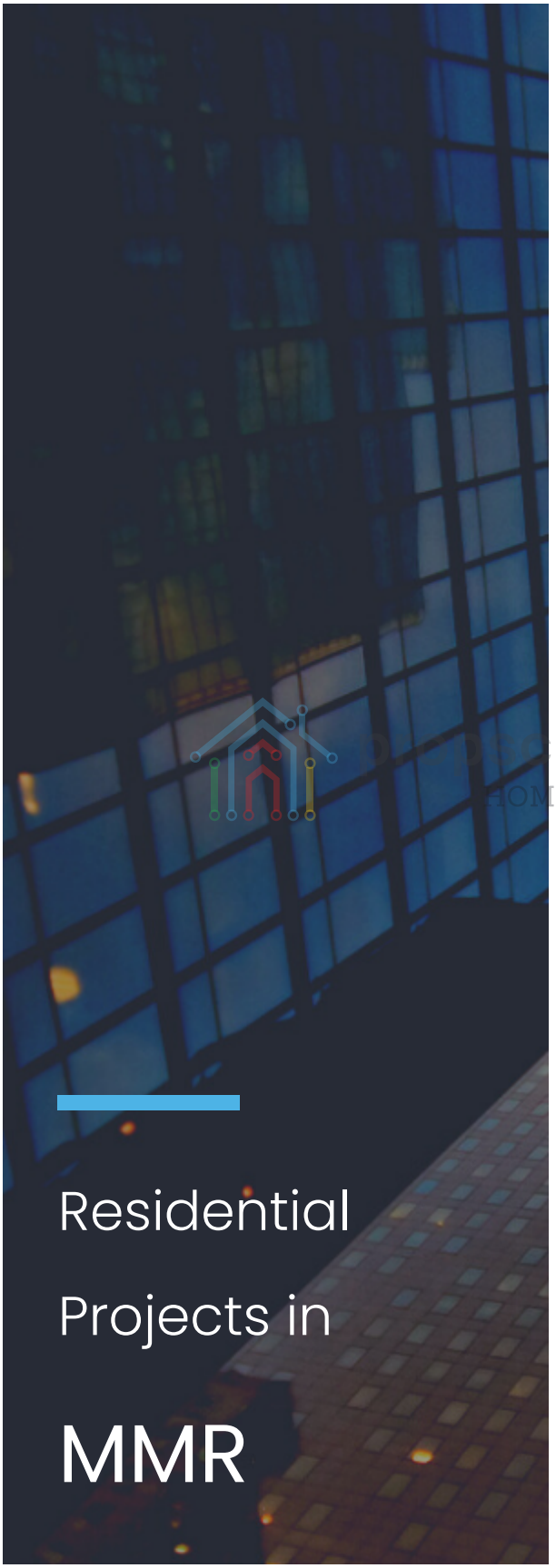
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PROP REPORT



Romell Allure

MahaRERA Number : P51800023445



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 (East). 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
Borivali East	Kasturba Police Station	NA

Neighborhood & Surroundings

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Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **16.8 Km**
- Magathane Depot **2.5 Km**
- Borivali Station (E) **2.1 Km**
- Western Express Highway **1.2 Km**
- Bhagwati Hospital **3.3 Km**
- Rustomjee International Schoo **3.6 Km**
- Growel's 101 Mall **5.3 Km**
- D Mart, Borivali West **3.6 Km**

LAND & APPROVALS

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

ROMELL ALLURE

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

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2023	207.94 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Swimming Pool,Kids Play Area,Gymnasium
Leisure	Pet Friendly,Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	Eco Friendly Paint

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Romell Allure	3	20	7	1 BHK,2 BHK	140

First Habitable Floor	6th

Services & Safety

- **Security :** Society Office,Security System / CCTV,Security Staff,Video Door Phone,Earthquake Resistant Design
- **Fire Safety :** Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation :** NA
- **Vertical Transportation :** High Speed Elevators

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FLAT INTERIORS

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Configuration	RERA Carpet Range
1 BHK	408 - 417 sqft
2 BHK	567 - 574 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Water Body / City Skyline

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,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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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 9220800 to 9424200
2 BHK	--	--	INR 12814200 to 12972400

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

GST	Stamp Duty	Registration
0%	0%	0

Floor Rise	Parking Charges	Other Charges
NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,IIFL Bank,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	586	16	INR 14666667	INR 25028.44

July 2022	419	5	INR 9142857	INR 21820.66
July 2022	419	6	INR 10238095	INR 24434.59
July 2022	419	11	INR 10142857	INR 24207.3
June 2022	419	4	INR 9142857	INR 21820.66
June 2022	419	8	INR 9428571	INR 22502.56
June 2022	407	17	INR 9523809	INR 23400.02
June 2022	407	12	INR 9238905	INR 22700.01
May 2022	419	18	INR 9809524	INR 23411.75
May 2022	567	14	INR 13904762	INR 311.13
April 2022	586	9	INR 12976463	INR 22144.13
March 2022	419	9	INR 9523810	INR 22729.86
March 2022	574	17	INR 14095238	INR 24556.16
March 2022	567	15	INR 13190476	INR 23263.63
March 2022	410	17	INR 9142857	INR 22299.65

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February 2022	419	15	INR 8857143	INR 21138.77
February 2022	586	10	INR 13432358	INR 22922.11
February 2022	410	12	INR 9619048	INR 23461.09
January 2022	410	18	INR 9904762	INR 24157.96
January 2022	410	11	INR 9752381	INR 23786.3

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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	83
Infrastructure	48
Local Environment	30
Land & Approvals	44
Project	71
People	56
Amenities	42
Building	55
Layout	63
Interiors	73
Pricing	30
Total	**54/100**

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ROMELL ALLURE

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