

Developer Name - Romell Properties Pvt Ltd			
Project Name - Romell Orbis			
Type of Project - Owndevelopment			
Location - Village Mogra, Andheri East			
Sr. no	Amenities Description		Details
I	Internal Flats		
SAMPLE FLAT SHOWN			
a	Flat Configuration (CARPET AREA)	1BHK 2BHK 3BHK	3BHK -Flat no.04 - (858 sq.ft.)
b	Total Flats in Building (sale & Rehab Flat Details)	Sale Flats Rehab Flats	Sale Residential Flats - 148 nos. Sale Commercial flats - 8 nos BMC flats - 27 nos.
c	Floor Height		2.87 mt.
d	Flooring	(Tile / Marble brand)	
e	Kitchen Amenities	kitchen platform	
		flooring & wall tiles	
		tiles / marble	
		kitchen Accessories provided Sanitary fittings	
		Provision for Geyser, Washing Machine, gas line etc	
f	Toilets	Flooring	
		WC , Bath Fittings & wash basin Brand Sanitary fittings	
		Provision for exhaust fan & additional amenities	
g	Windows	window frame Marble	
		height of window provided	
		type of window like Sliding Windows / fixed	
		double framed window with Mosquito net if any	
h	Doors	Door Height	
		Laminate / Finish doors with teakwood polished frames	
		door Handle Stainless steel / Brass Hardware	
i	False Ceiling	False Ceiling provided	
		any additional features	
j	Electrical layouts and switches	Type Electrical systems provided	
		MDB / Electric Brand	
		wire used (Wire Brand)	
		Provision for telephone, Lights, Fans & TV with adequate points	
		Provision for Air Conditioner in Living Room and Bed Rooms.	
		Provision for LAN and Cable Connection	
		Switches Brand / (AS PER CUSTOMER REQUIREMENT)	
k	Plumbing fixtures	Branded Sanitary ware & Sanitary fittings in toilets and kitchens. (AS PER CUSTOMER REQUIREMENT)	
		Sanitary fittings brand in toilets	
l	Paintings	Internal paint details- Premium Quality Luster / Asian Royal or Equivalent	
		External Paint – Water Repellent Fungus Proof Acrylic paint	
m	Any other accessories or provisions	Building Orientation (Maximum day light & Cross ventilation)	
		Utility with clothes drying space	
		Spacious Size of Rooms / size of rooms	
		Minimum wastage of space	
		Additional Features if any	

II	Floor Lobbies (Lift & Staircase Lobby)		
a	Lobby Size	Exquisite designed lobby on each floor	
b	Flooring	Elegant Italian Marble lobby	
c	Ceiling		
d	Dado		
e	Lighting Effects	LED light Fittings for common lobby lighting	
f	Nos. Lift , Size & Brand		
g	Lift facade	Designer Lift Lobbies at each Floor	
III	Main Entrance lobby		
a	Entrance Lobby Height & Size	Double Height Designer Air conditioned Entrance Lobby	3.35 mt.
b	Reception Area		
c	Waiting Area		
d	Flooring	Designer tiles	
		Air Conditioned Entrance lobby	
e	Ceiling		
f	Lighting Effects	LED light Fittings	
g	Facades and Wall Cladding		
h	Additional Amenities if any	Wifi at Entrance Lobby and Terrace	
		Ramp for Wheel Chair provided if any	
IV	General Amenities		
a	Recreation Area	Roof Top lounge	
		Landscaped Terrace Garden	
		Relaxing Gazebos	
		Fitness & gym	
		Open Air Gymnasium	
b	Garden or Jogging track	yoga / meditation Deck	
		Kids Play area with Modern & imported high safety equipments	
		Seating Area with Senior Citizens Relaxation Area	
		Jumbo Outdoor Ludo Game or any other game if any	
		Jogging track	
		Trees & Plantation	
c	Security Systems	Security Cabin	
		Premium Building entrance gate with security cabin	
		Effective Surveillance Systems	
		Intercom/ CCTV Camera App based security system	
d	Paving	Width of Paving Area & Pavers Blocks & other features	
e	Gates & Compound walls	Decorative Main gate & wicket Gate Elegantly designed Compound Wall	