	Developer Name - Romell Real Estate Pvt Ltd					
Project Name - Romell Vasanthi Type of Project - Redevelopment						
	Location - Village Mulund East , Navghar Road, Mulund East					
Sr. no	Ame	enities Description	Details			
1	I Internal Flats					
	1	SAMPLE FLAT SHOWN				
а	Flat Configuration (CARPET AREA)	1ВНК 2ВНК 3ВНК	2BHK -Flat no.1901 - (635 sq.ft.)			
b	Total Flats in Building (sale & Rehab Flat Details)	Sale Flats Rehab Flats	Sale Residential Flats - 49 nos. Sale Commercial flats - 6 nos Rehab flats - 39 nos.			
с	Floor Height		3.00 mt.			
d	Flooring	(Tile / Marble brand)				
		kitchen platform				
		flooring & wall tiles				
e	Kitchen Amenities	tiles / marble				
		kitchen Accessories provided Sanitary fittings				
		Provision for Geyser, Washing Machine, gas line etc				
		Flooring				
f	Toilets	WC , Bath Fittings & wash basin Brand Sanitary fittings				
		Provision for exhaust fan & additional amenities				
		window frame Marble				
		height of window provided				
g	Windows	type of window like Sliding Windows / fixed				
		double framed window with Mosquito net if any				
	Doors	Door Height				
h		Laminate / Finish doors with teakwood polished frames				
		door Handle Stainless steel / Brass Hardware				
	False Ceiling	False Ceiling provided				
i		any additional features				
	Electrical layouts and switches	Type Electrical systems provided				
		MDB / Electric Brand				
j		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				
		Switche Brand / (AS PER CUSTOMER REQUIREMENT)				
	Plumbing fixtures	Branded Sanitary ware & Sanitary fittings				
k		in toilets and kitchens. (AS PER CUSTOMER REQUIREMENT) Sanitary fittings brand				
		in toilets Internal paint details- Premium Quality Luster / Asian Royal				
I	Paintings	or Equivalent External Paint - Water Penallent Fungus Proof Acrylic paint				
		External Paint – Water Repellent Fungus Proof Acrylic paint				

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Any other accessories or provisions Any other accessories or provisions Additional Resolution (1) Bill Security State Additional Resolution (1) Additio	m	Any other accessories or provisions	Building Orientation (Maximum day light & Cross ventilation)		
Minimum wordage of space Additional Features if any III III III III III III III			Utility with clothes drying space		
Minimum wastage of place Additional Features of any BI Floor Lobbies LUT & Staircase Lobby In Lobby Size Inspired Ration Murtile lobby Required Ration			Spaciuos Size of Rooms / size of rooms		
Finant Labbury (Lift & Staincrase Labbury) a Lobby Stro requisite designed lobby on each floor b Pricoring tegan t tallan Marble lobby c Colling d Dado e Lighting Effects LED light Pricings for common lobby lighting f Nos. Lift , Size & Brand g Lift feade Designer Lift Lobbles at each Floor III Marception Area a Entrance Lobby Height & Size Double Height Designer Air conditioned Entrance Lobby 3 Smit. b Reception Area d Plooring Designer size. d Plooring Designer size.			Minimum wastage of space		
a Lobby Size			Additional Features if any		
a Lobby Size					
b Flooring Glegant Italian Martie lobby c Celling d Oado g Ughting Effects LED light Fittings for common lobby lighting f Nos. Lift. Size & Brand g Lift floade Designer Lift Lobbies at each Floor Main Entrance lobby Main Entrance lobby Anterior Lobby Height & Size Doubte Height Designer Air conditioned Entrance Lobby b Reception Area c Waiting Area d Flooring Designer tiles Air Conditioned Entrance lobby celling f Ughting Effects LIFD light Fittings g Facades and Wall Cladding h Additional Amenities if any Will at Entrance Lobby and Terrace Ramp for Wheel Chair provided if any NY General Amenities Reception Area Re	II		Floor Lobbies (Lift & Staircase Lobby)		
c Criling d Dado e Lighting Effects LED light Fittings for common lobby lighting f Nos. Lift, Size & Brand g Lift facade Designer Lift Lobbles at each Floor III Marian Entrance Lobby Height & Size Double Height Designer Air conditioned Entrance Lobby 3.35 mt. b Reception Area c Waiting Area d Hooring Designer Lift Designer Air conditioned Entrance Lobby 3.35 mt. c Waiting Area d Hooring Designer Life Size Double Height Designer Air conditioned Entrance Lobby 4.35 mt. c Celling Area d Hooring Designer Life Size Designer Air conditioned Entrance Lobby 4.35 mt. a Recreation Area Recreation Area Recreation Area Find Size Size Size Size Size Size Size Size	а	Lobby Size	Exquisite designed lobby on each floor		
d Dado e Ughting Effects LED light Pittings for common lobby lighting f Nos. Lift , Size & Brand g Uit facade Designer Lift Lobbies at each Floor III Main Entrance lobby a Entrance Lobby Height & Size Double Height Designer Air conditioned Entrance Lobby 3.3 s mt. b Reception Area c Waiting Area d Flooring Designer tiles Air Conditioned Entrance lobby e Celling f Ughting Effects LED light Pittings g Facades and Wall Cladding h Additional Amenities if any Wifi at Entrance Lobby and Terrace a Recreation Area Recreation Area Becamp for Wheel Chair provided if any N/ General Amenities Recreation Area Flooring Landscaped Terrace Garden Relating Carchos Fitness & gym Open Air Committen Relating Carchos Fitness & gym Open Air Committen Seating Area with Modern Kids, Pay area with Modern Kids, Pay area with Modern Kids, Pay area with Modern Seating Area with Senior Citizens Relaxation Area Jumbo Cuddoor Luto Game or any other game if any logging track Trees & Plantation	b	Flooring	Elegant Italian Marble lobby		
e Lighting Effects	С	Ceiling			
f Nos. Lift, Size & Brand g Lift facade Designer Lift Lobbies at each Floor III	d	Dado			
g Lift facade Designer Lift Lobbies at each Floor III	e	Lighting Effects	LED light Fittings for common lobby lighting		
But an analysis of the state of	f	Nos. Lift , Size & Brand			
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a Entrance Lobby Height & Size Double Height Designer Air conditioned Entrance Lobby 3.35 mt. b Reception Area C Waiting Area d Rooring Designer tiles Air Conditioned Entrance lobby e Celling f Lighting Effects					
b Reception Area c Waiting Area d Flooring Designer tiles Air Conditioned Entrance lobby e Celling f Ughting 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 8 Recreation Area Recreation Area 8 Recreation Area Fitness & gym Open Air Gymnasium Seating Area with Modern & Imported high safety equipments Seating Area with Serior Citizens Relaxation Area Jumbo Outdoor Ludo Game or any other game if any Jogging track Trees & Plantation	III	Main Entrance lobby			
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Den Air Gymnasium yoga / medition 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	ű				
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Seating Area with Senior Citizens Relaxation Area Jumbo Outdoor Ludo Game or any other game if any Jogging track Trees & Plantation					
Jumbo Outdoor Ludo Game or any other game if any Jogging track Trees & Plantation	h				
Trees & Plantation			Jumbo Outdoor Ludo Game or any other game if any		
			Jogging track		
Security Cabin			Trees & Plantation		
Security Cabin			Security Cabin		

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С	Security Systems	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	
е	Gates & Compound walls	Decorative Main gate & wicket Gate Elegantly designed Compound Wall	