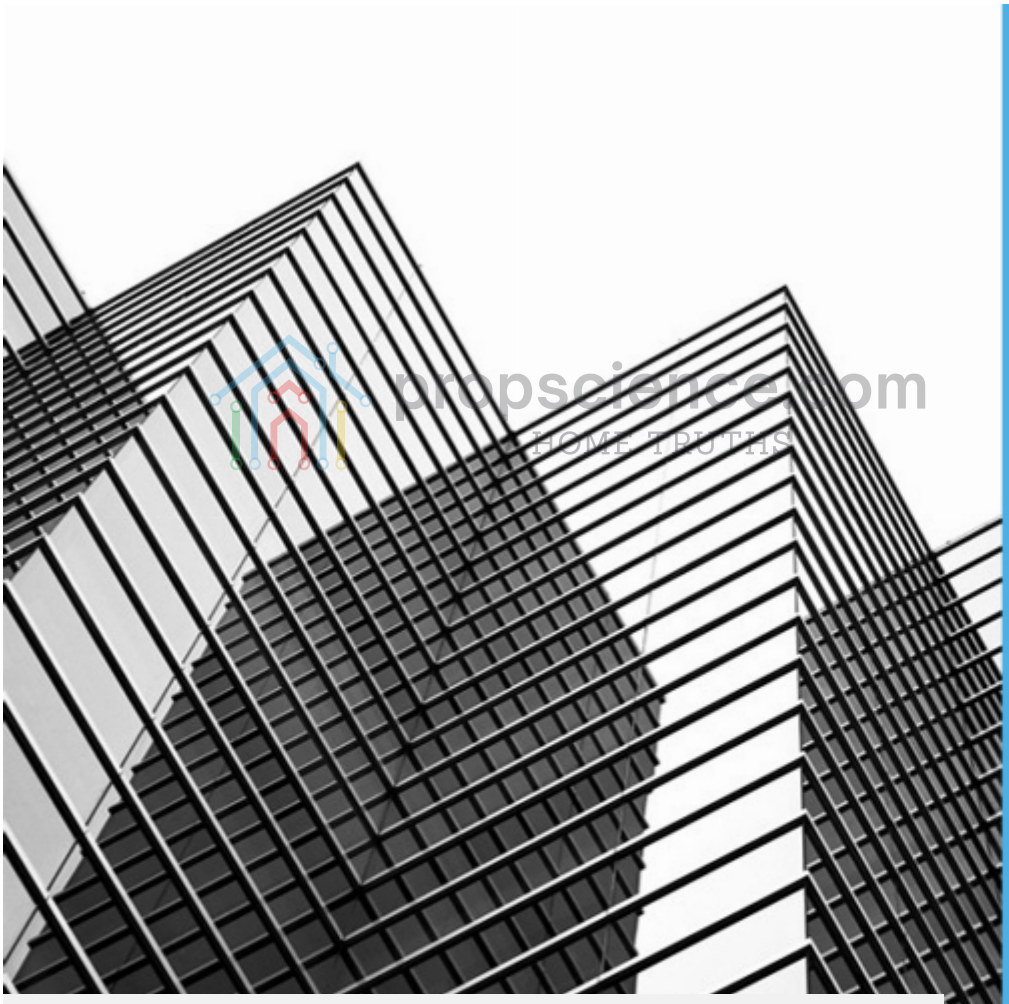
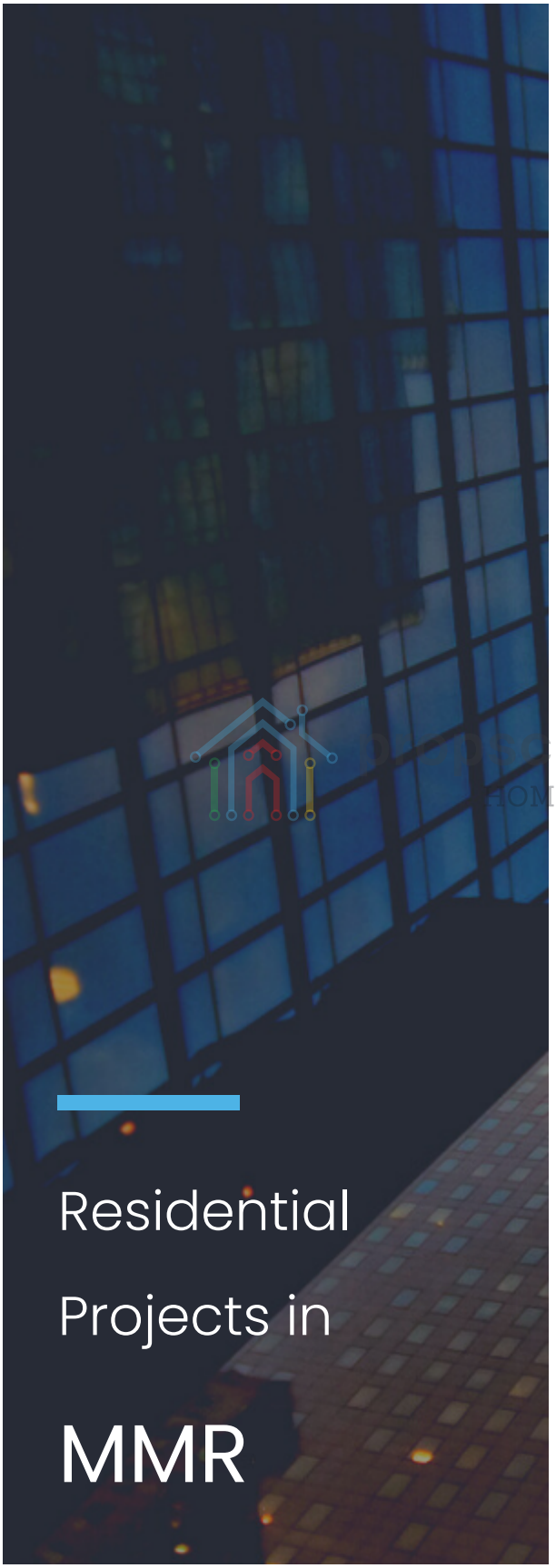
propscience.com

PROP REPORT



Dynamix Divum

MahaRERA Number : P51800018784



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.

Propscience.com HOME TRUTHS

LOCATION

The project is in Goregaon (East). Goregaon is a suburb of Mumbai city, in the Mumbai Suburban district. It has a railway station on the Mumbai suburban railway on the Western Line. Ram Nagar Jjc , Film City Complex , Igidr , Aarey Colony , Jai Bhim Nagar are the nearby Localities to Goregaon East.

Post Office	Police Station	Municipal Ward
Goregaon East	Aarey Police Station	K North

Neighborhood & Surroundings

propscience.com
HOME TRUTHS

The locality is prone to traffic jams during rush hour. The air pollution levels are 74 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **11.5 Km**
- Pimripada **1.0 Km**
- Goregaon Railway Station **5.0 Km**
- Western Express Highway **5.0 Km**
- Kokilaben Dhirubhai Ambani Hospital **11.4 Km**
- Oberoi International School **2.1 Km**
- Oberoi Mall, **1.8 Km**
- Hyper City **5.3 Km**

LAND & APPROVALS

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

DYNAMIX DIVUM

BUILDER & CONSULTANTS

propscience.com
HOME TRUTHS

The Dynamix Group, one of the foremost conglomerates in India, is renowned for its well-designed residential and commercial properties in Mumbai and Goa. The Group has steadily progressed in the real estate industry with one aim: to build modern properties where families, professionals and businesses can thrive. It was established in the late 1970s under the vision of the founder, Late Mr. K. M. Goenka. His son, Mr. Vinod Kumar Goenka. The company brings over 50 years of real estate and industrial development experience that guides the conglomerate forward.The Dynamix Group has also undertaken the development of prestigious luxury properties that redefine everyday living. These high-profile stand-alone projects include Parkwoods in Thane, Divum in Goregaon Precinct, Avanya in Dahisar, Astrum in Malad. The Dynamix Group, the need to give back to society is deep-rooted, be it in the field of education or healthcare.

Project Funded By	Architect	Civil Contractor
HDFC Bank	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th September, 2024	3640.38 Sqmt	2 BHK,3 BHK

Project Amenities

Sports	Multipurpose Court,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Mini Theatre,Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Pet Friendly
Business & Hospitality	Banquet Hall,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage,STP Plant

propsclence.com
HOME TRUTHS

DYNAMIX DIVUM

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Divum	5	38	6	2 BHK,3 BHK	228

First Habitable Floor	8th

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders,Fireman's Lift
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Goods Lift

propscience.com
HOME PRO TIPS

DYNAMIX DIVUM

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	757 - 788 sqft
3 BHK	1634 sqft

Floor To Ceiling Height	Greater than 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	Modular Kitchen,Air Conditioners

propscience.com
HOME TRUTHS

DYNAMIX DIVUM

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price

2 BHK	--	--	INR 17411000 to 18124000
3 BHK	--	--	INR 37582000

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

propscience.com
HOME TRUTHS

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

Transaction History

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

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
March 2022	788	18	INR 15885025	INR 20158.66
July 2021	757	10	INR 16300000	INR 21532.36
July 2021	788	8	INR 16000000	INR 20304.57
July 2021	788	21	INR 16000000	INR 20304.57
June 2021	788	22	INR 12514344	INR 15881.15
June 2021	788	9	INR 16000000	INR 20304.57
May 2021	788	NA	INR 14480000	INR 18375.63
April 2021	788	10	INR 15000000	INR 19035.53
March 2021	799	19	INR 17500000	INR 21902.38
March 2021	788	19	INR 16450000	INR 20875.63
March 2021	799	17	INR 16300000	INR 20400.5

propscience.com
HOME TRUTHS

February 2021	793	17	INR 16700000	INR 21059.27
February 2021	793	8	INR 16600000	INR 20933.17
January 2021	757	9	INR 16500000	INR 21796.57
January 2021	757	22	INR 14609910	INR 19299.75
January 2021	757	15	INR 15200000	INR 20079.26
December 2020	793	15	INR 16300000	INR 20554.85
December 2020	757	16	INR 15700000	INR 20739.76
December 2020	793	17	INR 16100000	INR 20302.65
November 2020	757	14	INR 12800000	INR 16908.85

propscience.com
HOME TRUTHS

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	48
Connectivity	63
Infrastructure	58
Local Environment	80
Land & Approvals	44
Project	80
People	65
Amenities	62

propscience.com
HOME TRUTHS

Building	67
Layout	85
Interiors	80
Pricing	40
Total	**64/100**

DYNAMIX DIVUM

Disclaimer

propscience.com
HOME TRUTHS

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information of data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.

propscience.com
HOME TRUTHS