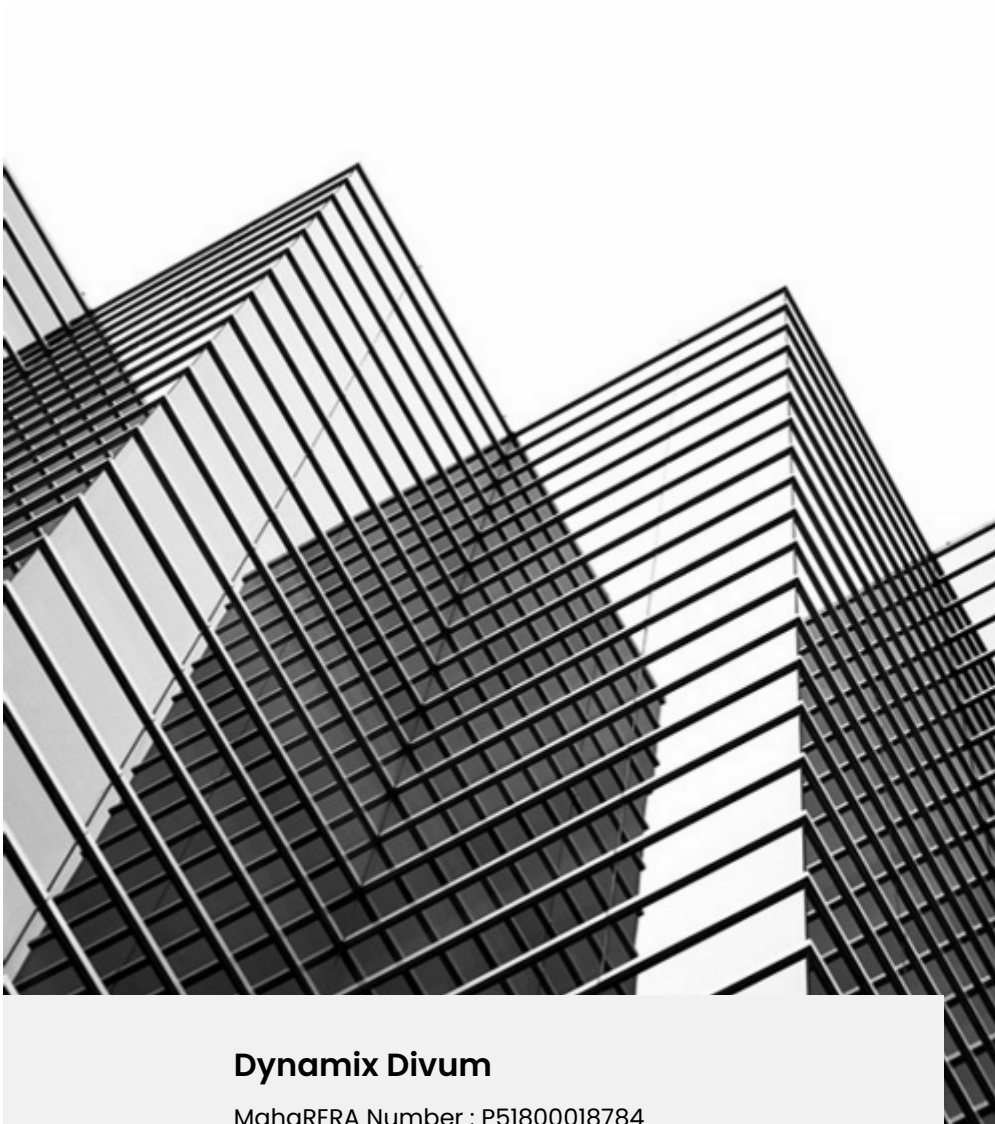


propscience.com

# 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.

## 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 Jc , 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

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

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

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

## 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

DYNAMIX DIVUM

## FLAT INTERIORS

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

<b>Floor To Ceiling Height</b>	Greater than 10 feet
<b>Views Available</b>	Water Body / City Skyline

<b>Flooring</b>	Vitrified Tiles, Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Brass Joinery, Concealed copper wiring, Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint, Anodized Aluminum / UPVC Window Frames, Laminated flush doors, Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	Modular Kitchen, Air Conditioners

DYNAMIX DIVUM

## COMMERCIALS

<b>Configuration</b>	<b>Rate Per Sqft</b>	<b>Agreement Value</b>	<b>Box Price</b>
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2 BHK	--	--	INR 17411000 to 18124000
3 BHK	--	--	INR 37582000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 0	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	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

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

# PROJECT PROPSCORE

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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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	48
<b>Connectivity</b>	63
<b>Infrastructure</b>	58
<b>Local Environment</b>	80
<b>Land &amp; Approvals</b>	44
<b>Project</b>	80
<b>People</b>	65
<b>Amenities</b>	62

<b>Building</b>	67
<b>Layout</b>	85
<b>Interiors</b>	80
<b>Pricing</b>	40
<b>Total</b>	<b>64/100</b>

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DYNAMIX DIVUM

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