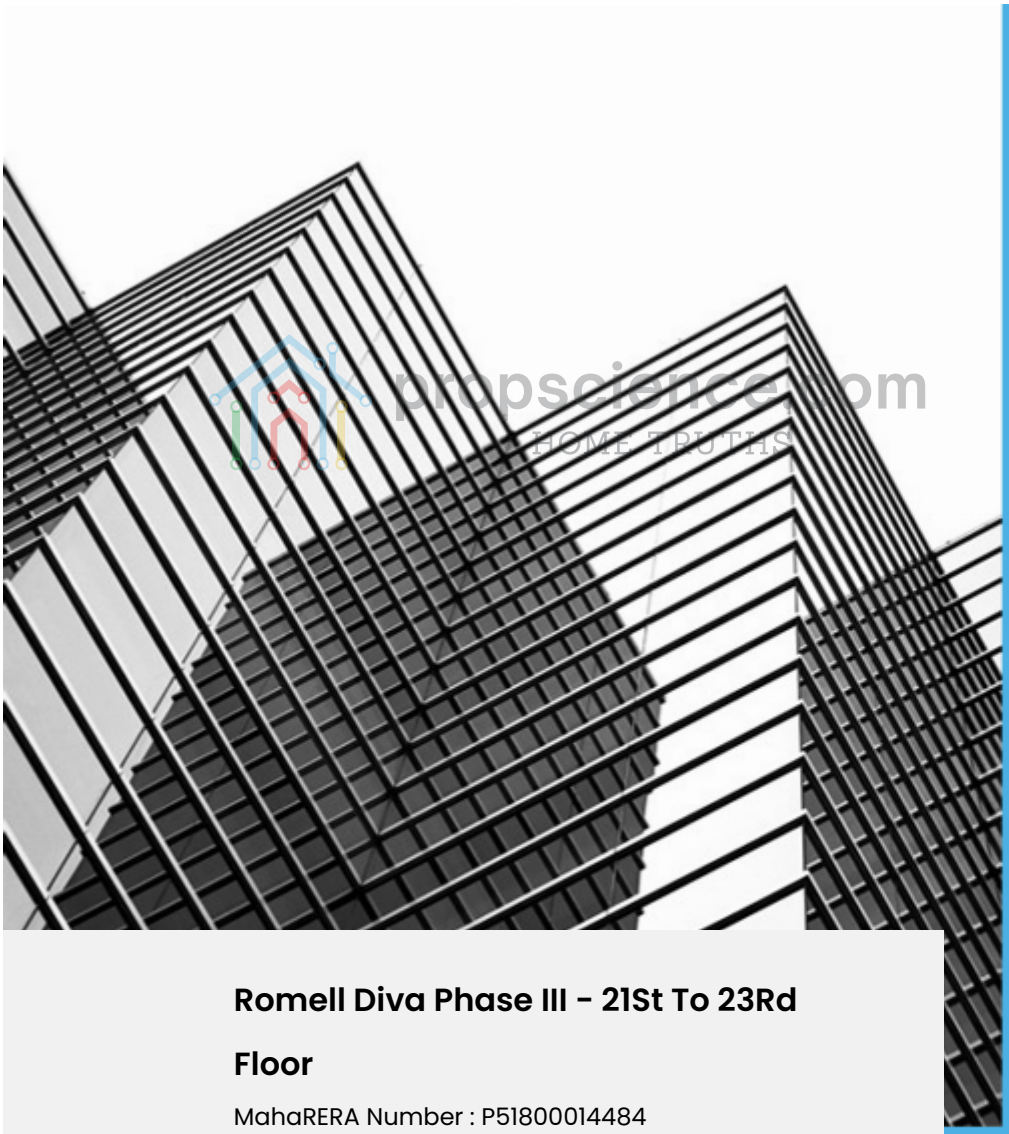
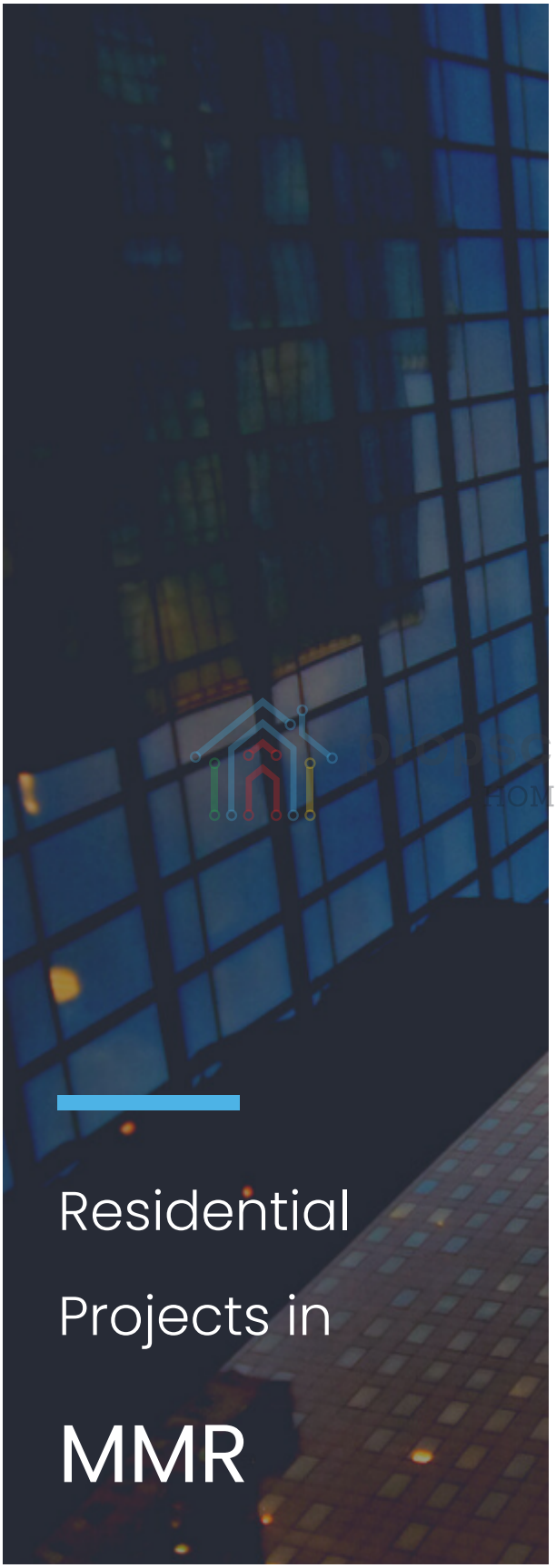
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PROP REPORT



Romell Diva Phase III - 21St To 23Rd Floor

MahaRERA Number : P51800014484



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 Malad (West). Malad is a suburb located in North Mumbai. Malad has a railway station on the Western line. The railway tracks of the Western Line divide Malad into Malad (West) and Malad (East). Also located in Malad is a prominent office commercial space extending from the back of the two prominent shopping malls Inorbit Mall & Infiniti Mall. Marve Beach and Aksa Beach are Located in Malad. Malad West is a prominent and up market residential locality in the western suburbs, situated on the western line of the Mumbai Suburban Railway. It is a green and serene locality situated along the Malad Creek and surrounded by mangroves. The residential development in Malad West majorly comprises of multi- storey apartments, and villas; and is driven by proximity to Mindspace and other IT parks, along with excellent connectivity to other parts of Mumbai.

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Post Office	Police Station	Municipal Ward
Malad West Dely	Malad Police Station	NA

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 480 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Mumbai International Airport **12.5 Km**
- Malad Bus Depot **700 Mtrs**
- Malad Station **1.5 Km**
- Western Express Highway **3.5 Km**
- Vivanta Hospital **800 Mtrs**
- Rejoice International School **50 Mtrs**
- Inorbit Mall **1.5 Km**
- D Mart **1.0 Km**

ROMELL DIVA PHASE III - 21ST TO 23RD FLOOR

LAND & APPROVALS

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

ROMELL DIVA PHASE III - 21ST TO 23RD FLOOR

BUILDER & CONSULTANTS

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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ROMELL DIVA PHASE III - 21ST TO 23RD FLOOR

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2025	2133.8 Sqmt	2 BHK,3 BHK

Project Amenities

Sports	Swimming Pool,Gymnasium
Leisure	Yoga Room / Zone,Steam Room,Sauna
Business & Hospitality	NA
Eco Friendly Features	Landscaped Gardens,Water Storage

ROMELL DIVA PHASE III - 21ST TO 23RD FLOOR

BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Romell Diva Wing A	4	23	4	2 BHK,3 BHK	92
Romell Diva Wing B	2	23	3	2 BHK,3 BHK	69
First Habitable Floor					1st

Services & Safety

- **Security :** Society Office,Security System / CCTV,Earthquake Resistant Design
- **Fire Safety :** Fire Hose,Fire cylinders

- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

ROMELL DIVA PHASE III - 21ST TO 23RD FLOOR

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	740 sqft
3 BHK	934 sqft
2 BHK	740 sqft
3 BHK	934 sqft

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Floor To Ceiling Height	Greater than 10 feet
Views Available	Road View / No View

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Safety door,Electrical Sockets / Switch Boards
Finishing	NA
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

ROMELL DIVA PHASE III - 21ST TO 23RD FLOOR

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 19000000
3 BHK	--	--	INR 24000000

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

GST	Stamp Duty	Registration
0%	7%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Time Linked Payment
Bank Approved Loans	NA

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Transaction History

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

ROMELL DIVA PHASE III - 21ST TO 23RD FLOOR

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.

May 2022	933	21	INR 18700000	INR 20042.87
April 2022	747	22	INR 15100000	INR 20214.19
July 2021	961	21	INR 21356400	INR 22223.1
May 2021	741	23	INR 17431918	INR 23524.86
November 2020	1057	22	INR 21298104	INR 20149.58
October 2020	822	21	INR 17126596	INR 20835.27
September 2020	815	21	INR 16258000	INR 19948.47
June 2020	814	22	INR 15405000	INR 18925.06
March 2020	1057	23	INR 22100000	INR 20908.23
February 2020	815	22	INR 17281304	INR 21204.05
October 2019	771	21	INR 16440712	INR 21323.88

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ROMELL DIVA PHASE III - 21ST TO 23RD FLOOR

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	73
Infrastructure	100
Local Environment	83
Land & Approvals	50
Project	69
People	48
Amenities	42

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Building	77
Layout	63
Interiors	55
Pricing	30
Total	**62/100**

ROMELL DIVA PHASE III - 21ST TO 23RD FLOOR

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