



# PROP REPORT





**Romell Diva Phase II**

MahaRERA Number : P51800014389

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PROPSCIENCE

# 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 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.

<b>Post Office</b>	<b>Police Station</b>	<b>Municipal Ward</b>
NA	NA	NA

## Neighborhood & Surroundings

## Connectivity & Infrastructure

- Malad Railway Station **2 Km**
- Infiniti Mall **650 Mtrs**

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# LAND & APPROVALS

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

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## ROMELL DIVA PHASE II

## BUILDER & CONSULTANTS

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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 II

## PROJECT & AMENITIES

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Time Line	Size	Typography
1970 Ready to move	800 Sqmt	2 BHK,3 BHK

## Project Amenities

<b>Sports</b>	Swimming Pool,Kids Play Area,Gymnasium
<b>Leisure</b>	NA
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Landscaped Gardens



## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Romell Diva	2	23	4	2 BHK,3 BHK	92
<b>First Habitable Floor</b>					NA

## Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

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## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	740 - 748 sqft
3 BHK	934 - 964 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	NA
Joinery, Fittings & Fixtures	NA
Finishing	NA

<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 0
3 BHK	--	--	INR 0

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

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

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

### Transaction History

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

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## ANNEXURE A

Transaction Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
October 2021	747	18	INR 16500000	INR 22088.35
May 2021	747	20	INR 16378000	INR 21925.03
April 2021	961	18	INR 20821144	INR 21666.12
December 2020	815	20	INR 16539304	INR 20293.62

<b>December 2020</b>	814	18	INR 16445080	INR 20202.8
<b>November 2020</b>	814	20	INR 16243500	INR 19955.16
<b>November 2020</b>	814	19	INR 15659880	INR 19238.18
<b>October 2020</b>	1027	17	INR 20331808	INR 19797.28
<b>October 2020</b>	815	19	INR 15542674	INR 19070.77
<b>September 2020</b>	814	17	INR 15144080	INR 18604.52
<b>August 2020</b>	822	17	INR 16965776	INR 20639.63
<b>June 2020</b>	771	18	INR 15950012	INR 20687.43
<b>February 2020</b>	815	17	INR 16984504	INR 20839.88

# 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	48
Infrastructure	38
Local Environment	30
Land & Approvals	56
Project	68
People	48
Amenities	36

<b>Building</b>	53
<b>Layout</b>	45
<b>Interiors</b>	30
<b>Pricing</b>	30
<b>Total</b>	<b>45/100</b>

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## ROMELL DIVA PHASE II

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