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PROP REPORT



My Divine

MahaRERA Number : P51800028075



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 Chembur (East). Chembur is an upmarket large suburb in Mumbai. Chembur is also said to be a reference to Chevul at the mouth of the Kundalika River on mainland Maharashtra. S V Patel Nagar , Gurudwara , Aggarwal Colony , Central Railway Colony , New Rna Colony are the neighbouring localities to Chembur East. After independence, Chembur was one of the sites where refugee camps were set up to settle refugees after partition. The industrialisation of Trombay during and after the war led to the demand for housing and the growth of Chembur thereafter. Famous studios like the RK studios built by the late Raj Kapoor were present in Chembur.

Post Office	Police Station	Municipal Ward
Mahul Road	NA	Ward M West

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 60 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **10.6 Km**
- Bharat Petroleum **96 Mtrs**
- Bharat Petroleum Monorail Station **290 Mtrs**
- Chembur Railway Station **4.3 Km**
- Eastern Freeway **4.6 Km**
- Sushrut Hospital & Research Centre **2.7 Km**
- Ryan International School, Chembur **110 Mtrs**
- K Star Mall **2.9 Km**
- Modern Super Market **140 Mtrs**

MY DIVINE

LAND & APPROVALS

Last updated on the Maharashtra RERA website	On-Going Litigations	RERA Registered Complaints
June 2021	NA	1

MY DIVINE

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
Axis Bank	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th May, 2024	1522.54 Sqmt	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	NA
Business & Hospitality	Restaurant / Cafe,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Landscaped Gardens,Charging Ports - Electrical Cars

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
My Divine	3	15	6	1 BHK,2 BHK,3 BHK	90

First Habitable Floor	2nd Floor
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Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Security Staff
- **Fire Safety** : Sprinkler System,Fire cylinders,CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Goods Lift



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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	400 sqft
2 BHK	555 sqft

3 BHK

648 sqft

Floor To Ceiling Height

Between 9 and 10 feet

Views Available

Road View / No View

Flooring	Wooden Flooring
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink,Brass Joinery,Safety door,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Dry Walls,False Ceiling
HVAC Service	VRV / VRF System,Centralized Air Conditioning System
Technology	WIFI enabled,Optic Fiber Cable
White Goods	Chimney & Hob,Modular Kitchen,Air Conditioners,Washing Machine & Dryer

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COMMERCIALS

Configuration

Rate Per Sqft

Agreement Value

Box Price

1 BHK	--	--	INR 9400000
2 BHK	--	--	INR 20000000
3 BHK	--	--	INR 21300000

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

GST	Stamp Duty	Registration
5%	5%	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	Construction Linked Payment
Bank Approved Loans	Axis Bank,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

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	73
Infrastructure	86
Local Environment	100
Land & Approvals	44
Project	59
People	48
Amenities	62

Building	61
Layout	45
Interiors	73
Pricing	40
Total	61/100

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HOME TRUTHS

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