# PROP REPORT





# 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 Matunga West. is a locality in the heart of Mumbai City towards downtown Mumbai. It is serviced by the Matunga Road station on the Western line, Matunga station on the Central Line and King's Circle station on the Harbour Line. Matunga formed a part of the seven original islands of Mumbai with Mahim, then known as Mahikavati. Matunga was among the first well planned localities of Mumbai.

Post Office	Police Station	Municipal Ward
Kapad Bazar	Mahim Police Station	Ward F North

### **Neighborhood & Surroundings**

### **Connectivity & Infrastructure**

- Domestic Airport Terminal 1-B, Navpada, Vile Parle East, Vile Parle, 10.20 Km
- Chhatrapati Shivaji Maharaj International Airport 10.60 Km
- Dadar Terminus, Hindmata, Radhika Saikripa Co-op Society, Dadar East, 2.50 Km
- Jain Hospital, Krushnaji Waman Chitale Rd, Omkar Society, Dadar West, Dadar, 1.30
   Km
- D.G. Ruparel College of Arts 600 Mtrs
- Plaza Cinema **550 Mtrs**
- Dadar Market Building, Near Kabutar khana, Dadar West, Dadar, 1.60 Km

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# LAND & APPROVALS

Last updated on the MahaRERA website

On-Going
Litigations

RERA Registered
Complaints

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# **BUILDER & CONSULTANTS**

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 1st December, 2022	0.50 Acre	1 BHK,2 BHK,3 BHK

### **Project Amenities**

Sports	Gymnasium
Leisure	NA
Business & Hospitality	Party Lawn
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

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# **BUILDING LAYOUT**

Wadhwa 3 38 4 Pristine  1 BHK,2 BHK,3 BHK	Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
		3	38	4		152

lst

First Habitable Floor

### Services & Safety

• **Security:** NA

• Fire Safety: NA

• Sanitation: NA

 $\bullet \ \ \textbf{Vertical Transportation:} \ \mathsf{NA} \\$ 

### WADHWA PRISTINE

# FLAT INTERIORS

Configuration	RERA Carpet Ro	ange
1 BHK	503 sqft	
2 BHK	732 - 780 sq	ft
3 ВНК	1243 sqft	
Floor To Ceiling	Height	NA
Views Availa	ıble	NA

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform

Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK			INR 25081089
2 BHK			INR 36500000 to 38893140
3 BHK			INR 61979709

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

GST	Stamp Duty	Registration

0%	0%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	NA

Festive Offers	25 % payment at the time of booking and 75 % payment on Possession i.e. in December 2022
Payment Plan	NA
Bank Approved Loans	Axis Bank,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,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.

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# 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	33
Infrastructure	92
Local Environment	30
Land & Approvals	44
Project	58
People	39
Amenities	36
Building	53
Layout	46
Interiors	63
Pricing	30

Total 47/100

### WADHWA PRISTINE

### Disclaimer

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