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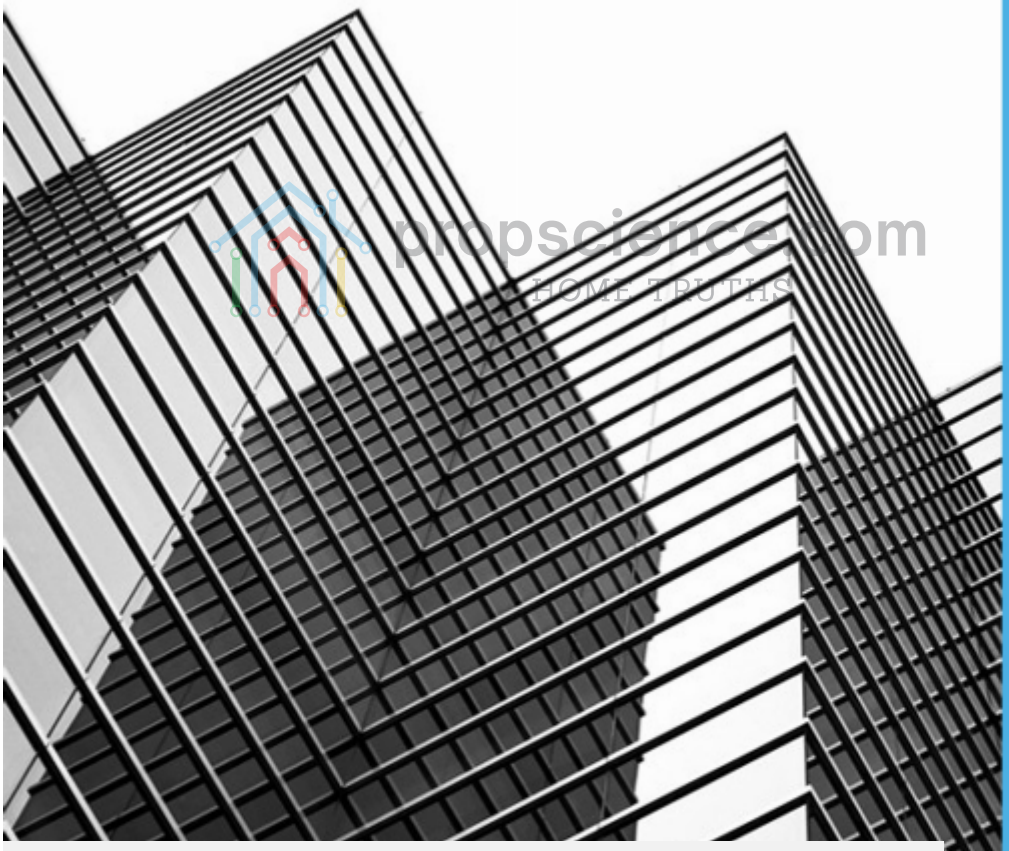
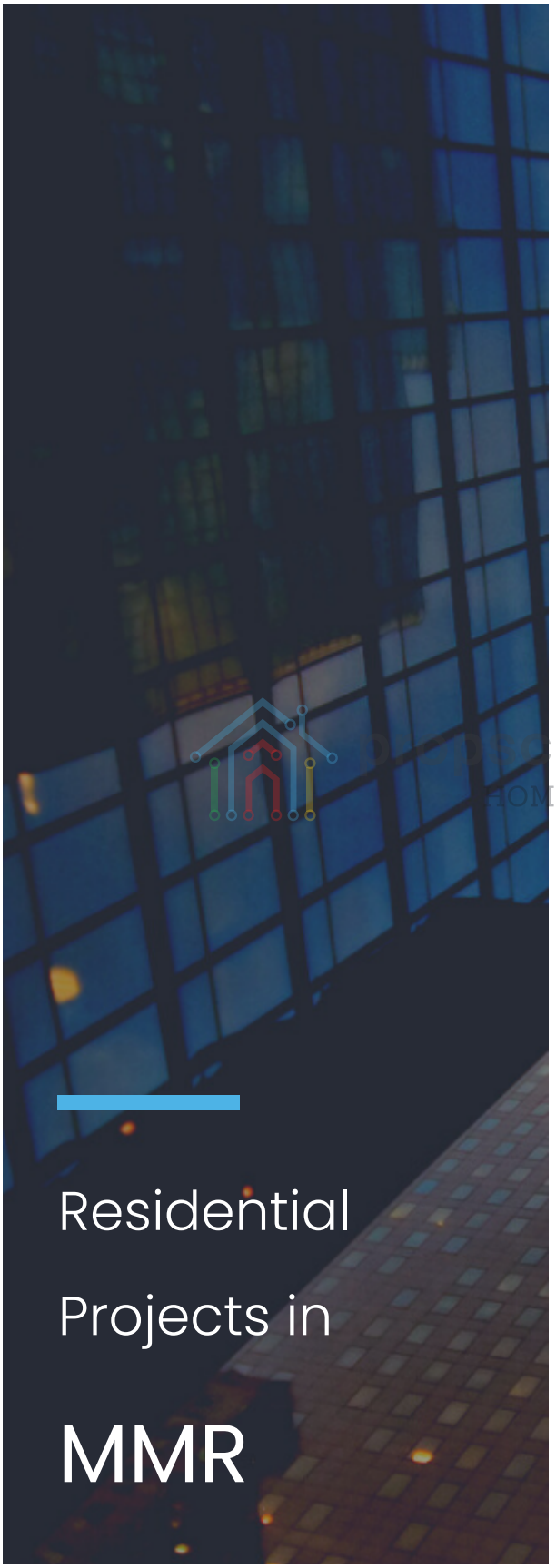
PROP REPORT



Wadhwa Rhodesia

MahaRERA Number : P51700002499



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 East Tansa Pipeline. Bhiwandi is a city in the Thane district. It is located 20 km northeast of Mumbai and 15 km northeast of the city of Thane and is part of the Mumbai Metropolitan Region. Bhiwandi is a well-known centre of logistics and textile industries. Although mainly inhabited by ethnic minorities, the area has become a secular city due to the development of infrastructure and industries. Bhiwandi Nizampur City Municipal Corporation is a civic body founded in 2002 Maharashtra State Government to manage the industrial community of Bhiwandi. Many renowned real estate developers are entering the market, along with some individual local developers. It is the main commercial centre connecting Mumbai and the rest of India via the Mumbai-Agra Highway.

Post Office	Police Station	Municipal Ward
Anjur	Bhiwandi Taluka Police Station	Bhiwandi-Nizampur Municipal Corporation

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Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 95 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **34.4 Km**
- Bhiwandi Bus Depot **6.4 Km**
- Bhiwandi Road **1.5 Km**
- MH SH 35, Val **1.7 Km**
- Apex Multispeciality Hospital & ICU **5.2 Km**
- Saraswati English High School **1.4 Km**
- Lodha Boulevard **12.5 Km**
- D Mart, Mohan Square One **13.4 Km**

WADHWA RHODESIA

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
August 2021	NA	1

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WADHWA RHODESIA

BUILDER & CONSULTANTS

Wadhwa Regalia is the most recent accomplishment of the Wadhawa Buildcon, one of Mumbai's top real estate developers with more than 8 years of expertise. The Wadhwa Group's amazing portfolio of prominent projects includes residential apartments as well as hotels, commercial buildings, and retail spaces. The group has a reputation for high quality work and prompt delivery.

Project Funded By	Architect	Civil Contractor
Axis Bank	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	11049.8 Sqmt	1 BHK,2 BHK,3 BHK

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Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Indoor Games Area
Leisure	Senior Citizen Zone,Pet Friendly,Temple
Business & Hospitality	Clubhouse
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Shiv Emerald	2	10	4	2 BHK,3 BHK	40
Shiv Sapphire	2	13	4	2 BHK	52
Shiv Topaz	2	10	4	2 BHK,3 BHK	40
Shiv Diamond	2	13	6	2 BHK	78
Shiv Opal	2	13	8	1 BHK	104
First Habitable Floor				1st	

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Services & Safety

- **Security :** Society Office,Security System / CCTV,Security Staff,Video Door Phone,Earthquake Resistant Design
- **Fire Safety :** Fire rated doors / walls,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	627 - 711 sqft
3 BHK	872 sqft
2 BHK	627 - 711 sqft
2 BHK	707 - 828 sqft
3 BHK	872 sqft
2 BHK	628 - 800 sqft
1 BHK	352 - 450 sqft

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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities
Flooring	Vitrified Tiles,Anti Skid Tiles

Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Modular Kitchen

WADHWA RHODESIA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 11400	INR 7147800	INR 7524000 to 9936000
3 BHK	INR 11400	INR 9940800	INR 10464000
1 BHK	INR 11045.33	INR 4012800	INR 4224000 to 5400000

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

GST	Stamp Duty	Registration
0%	6%	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,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd

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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	55
Connectivity	65
Infrastructure	44
Local Environment	100
Land & Approvals	56
Project	71
People	55
Amenities	54
Building	78
Layout	55
Interiors	63

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Pricing	40
Total	**61/100**

WADHWA RHODESIA

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