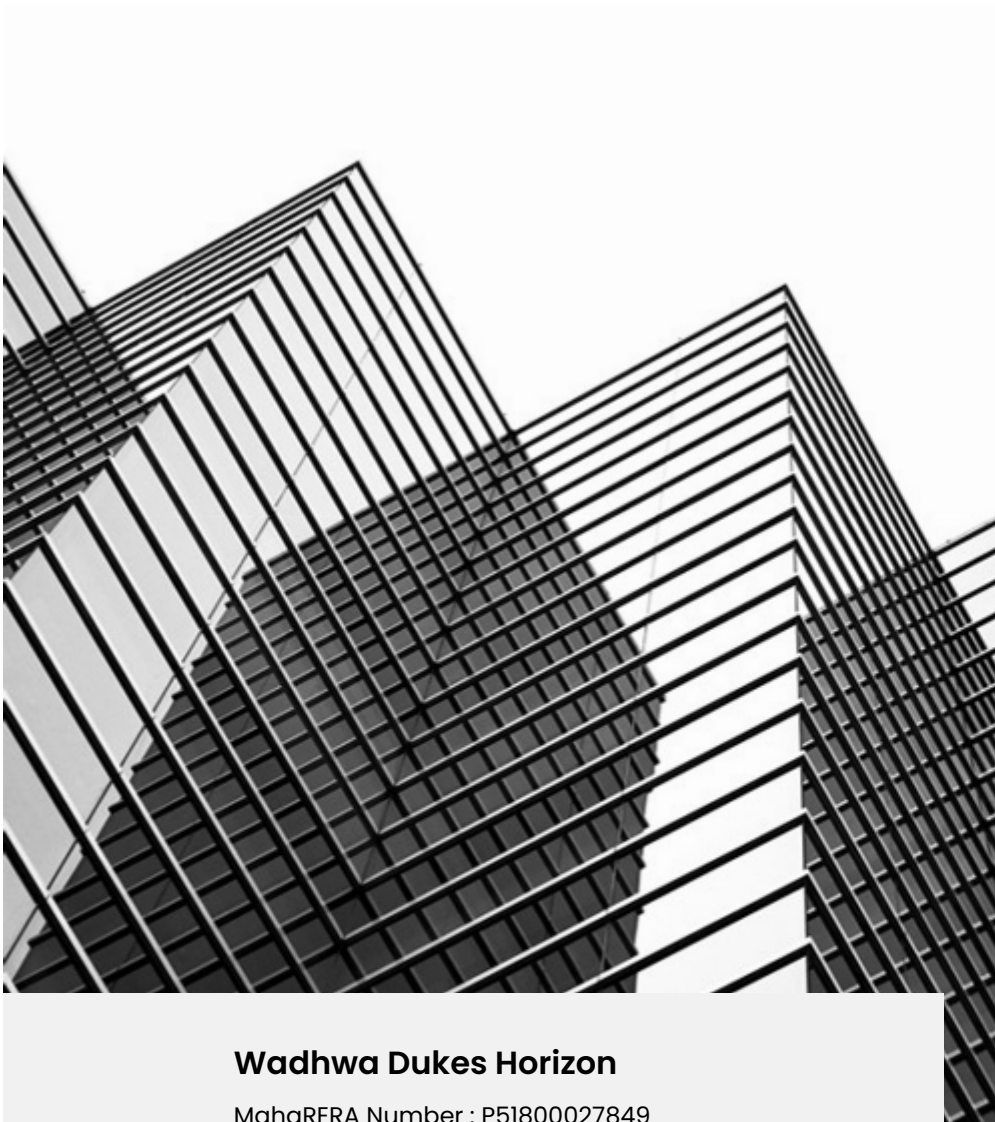


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PROP REPORT



Wadhwa Dukes Horizon

MahaRERA Number : P51800027849



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
Chembur	NA	Ward M East

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 72 AQI and the noise pollution is 51 to 85 dB.

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **13.3 Km**
- Maitri Park **700 Mtrs**
- VNP & RC Marg Junction **2.2 Km**
- Chembur Railway Station **2.1 Km**
- Eastern Express Hwy **1 Km**
- Zen Multi Speciality Hospital **2.2 Km**
- The Gateway School Of Mumbai **1 Km**
- K Star Mall **1.5 Km**
- Shree Sai Kirana And General Stores **1 Km**

WADHWA DUKES HORIZON

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
August 2022	NA	1

WADHWA DUKES HORIZON

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
NA	NA	NA

WADHWA DUKES HORIZON

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2026	2.25 Acre	2 BHK,2.5 BHK,3 BHK

Project Amenities

Sports	Basketball Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

WADHWA DUKES HORIZON

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Dukes Horizon	5	16	7	2 BHK,2.5 BHK,3 BHK	112
First Habitable Floor				1st Floor	

Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,MyGate / Security Apps
- **Fire Safety** : Fire rated doors / walls,CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

WADHWA DUKES HORIZON

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	536 – 698 sqft

2.5 BHK	835 sqft
3 BHK	1049 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Water Body / City Skyline

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	False Ceiling
HVAC Service	NA
Technology	NA
White Goods	Modular Kitchen

WADHWA DUKES HORIZON

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 37126.87	--	INR 19900000 to 25914700
2.5 BHK	--	--	INR 31000000
3 BHK	--	--	INR 38946200

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

GST	Stamp Duty	Registration
5%	5%	INR 35000
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,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IIFL Bank,SBI Bank

Transaction History

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

WADHWA DUKES HORIZON

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	83
Infrastructure	86
Local Environment	80
Land & Approvals	44
Project	64

People	46
Amenities	56
Building	65
Layout	68
Interiors	45
Pricing	40
Total	60/100

WADHWA DUKES HORIZON

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