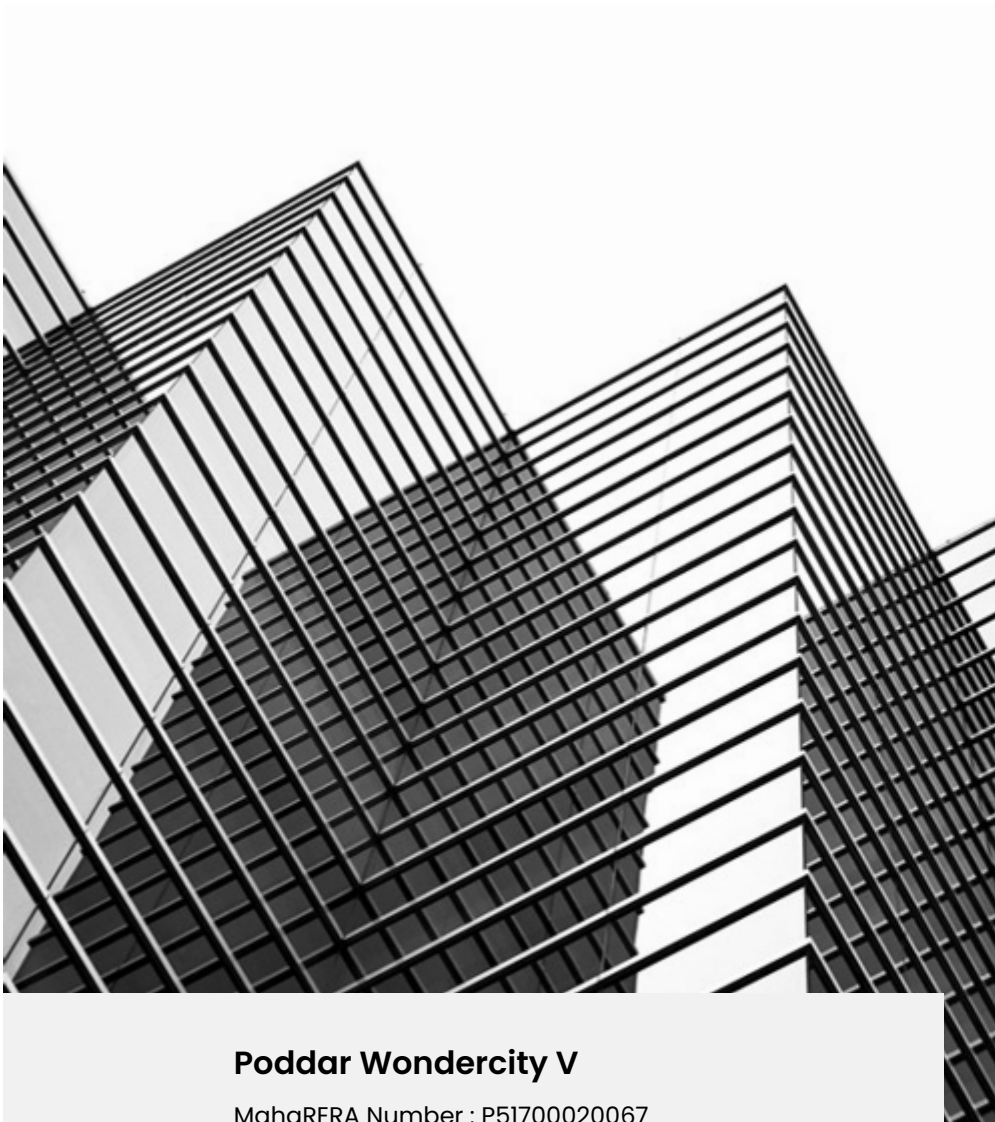


propscience.com

# PROP REPORT



**Poddar Wondercity V**

MahaRERA Number : P51700020067



# 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 Badlapur West. 421504

Post Office	Police Station	Municipal Ward
Kulgoan post office	NA	NA

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 33 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Terminal Building, Navpada **67.9 Km**
- Chhatrapati Shivaji Maharaj International Airport **56.4 Km**
- Badlapur Fire Brigade center **3.5 Km**
- Badlapur Railway Station **4.6 Km**
- Neral – Badlapur Rd, Chamtoli **650 Mtrs**
- Doddu Sheena Shetty Memorial CENTRAL HOSPITAL **800 Mtrs**
- Poddar Brio International School **180 Mtrs**
- Metro Junction Mall **21.4 Km**
- DMart, Ambernath – Badlapur Rd **8.2 Km**

## LAND & APPROVALS

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

---

## PODDAR WONDERCITY V

## BUILDER & CONSULTANTS

---

PHDL is a part of the Poddar Group, which is one of India's oldest business families. The Company has delivered approximately 5,000 apartments in the last 7 years. The developments have covered the cities of Mumbai and Pune. With the aim to create reasonably priced standards of living, there have been recent developments of affordable housing projects for sale in Mumbai. Therefore, the Group is also focusing on value housing segments in Mumbai within the MMRDA region.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

---

## PODDAR WONDERCITY V

## PROJECT & AMENITIES

---

Time Line	Size	Typography
-----------	------	------------

Completed on 30th June, 2023

1310.94 Sqmt

1 BHK,2 BHK

## Project Amenities

<b>Sports</b>	Basketball Court,Cricket Pitch,Multipurpose Court,Squash Court,Skating Rink,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Outdoor Gym,Indoor Games Area
<b>Leisure</b>	Mini Theatre,Yoga Room / Zone,Library / Reading Room,Pet Friendly,Deck Area
<b>Business &amp; Hospitality</b>	Banquet Hall,Barbeque Pit,Restaurant / Cafe,Clubhouse,Multipurpose Hall
<b>Eco Friendly Features</b>	NA

PODDAR WONDERCITY V

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A3 & A4	3	20	8	1 BHK,2 BHK	160

First Habitable Floor

1st Floor

## Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Earthquake Resistant Design
- **Fire Safety :** Fire Hose
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Goods Lift

PODDAR WONDERCITY V

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	350 sqft
2 BHK	500 – 578 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles,Anti Skid Tiles
----------	---------------------------------

<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	NA
<b>White Goods</b>	NA

PODDAR WONDERCITY V

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 7111.43	INR 2489000	INR 2620000
2 BHK	INR 7560.55	INR 3800000	INR 4000000 to 4600000

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

GST	Stamp Duty	Registration
5%	7%	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,HDFC Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,SBI Bank

### Transaction History

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

PODDAR WONDERCITY V

## 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	30
Connectivity	63
Infrastructure	58
Local Environment	100
Land & Approvals	50
Project	71
People	56
Amenities	62
Building	55
Layout	53
Interiors	73
Pricing	40

**Total**

**59/100**

PODDAR WONDERCITY V

### **Disclaimer**

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.