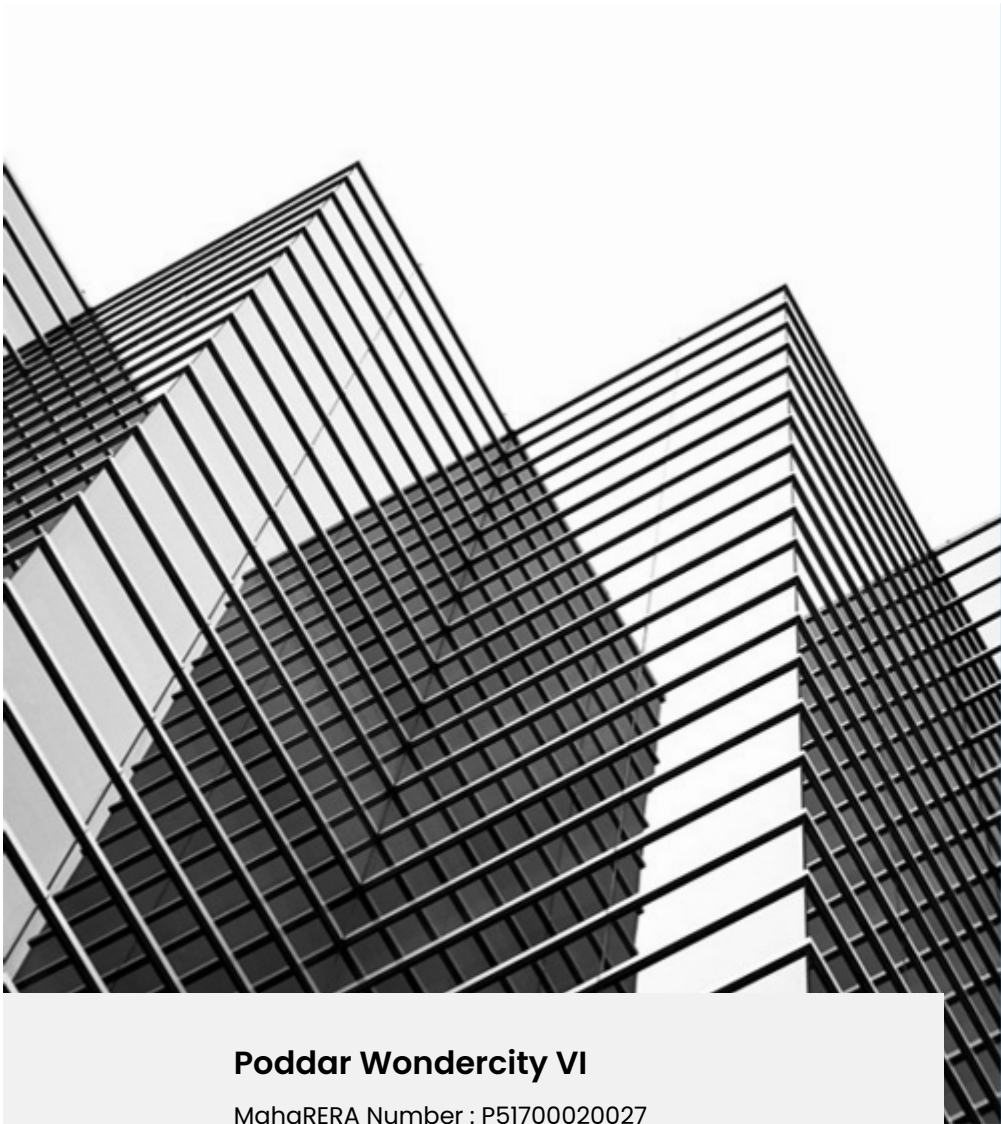


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PROP REPORT



Poddar Wondercity VI

MahaRERA Number : P51700020027



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 VI

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 VI

PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 30th June, 2023

1310.94 Sqmt

1 BHK,2 BHK

Project Amenities

Sports	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
Leisure	Mini Theatre,Yoga Room / Zone,Library / Reading Room,Pet Friendly,Deck Area
Business & Hospitality	Banquet Hall,Barbeque Pit,Restaurant / Cafe,Clubhouse,Multipurpose Hall
Eco Friendly Features	NA

PODDAR WONDERCITY VI

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A5	3	20	8	1 BHK,2 BHK	160

A6	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 VI

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	350 sqft
2 BHK	500 - 578 sqft
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
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

PODDAR WONDERCITY VI

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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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.

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 VI

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