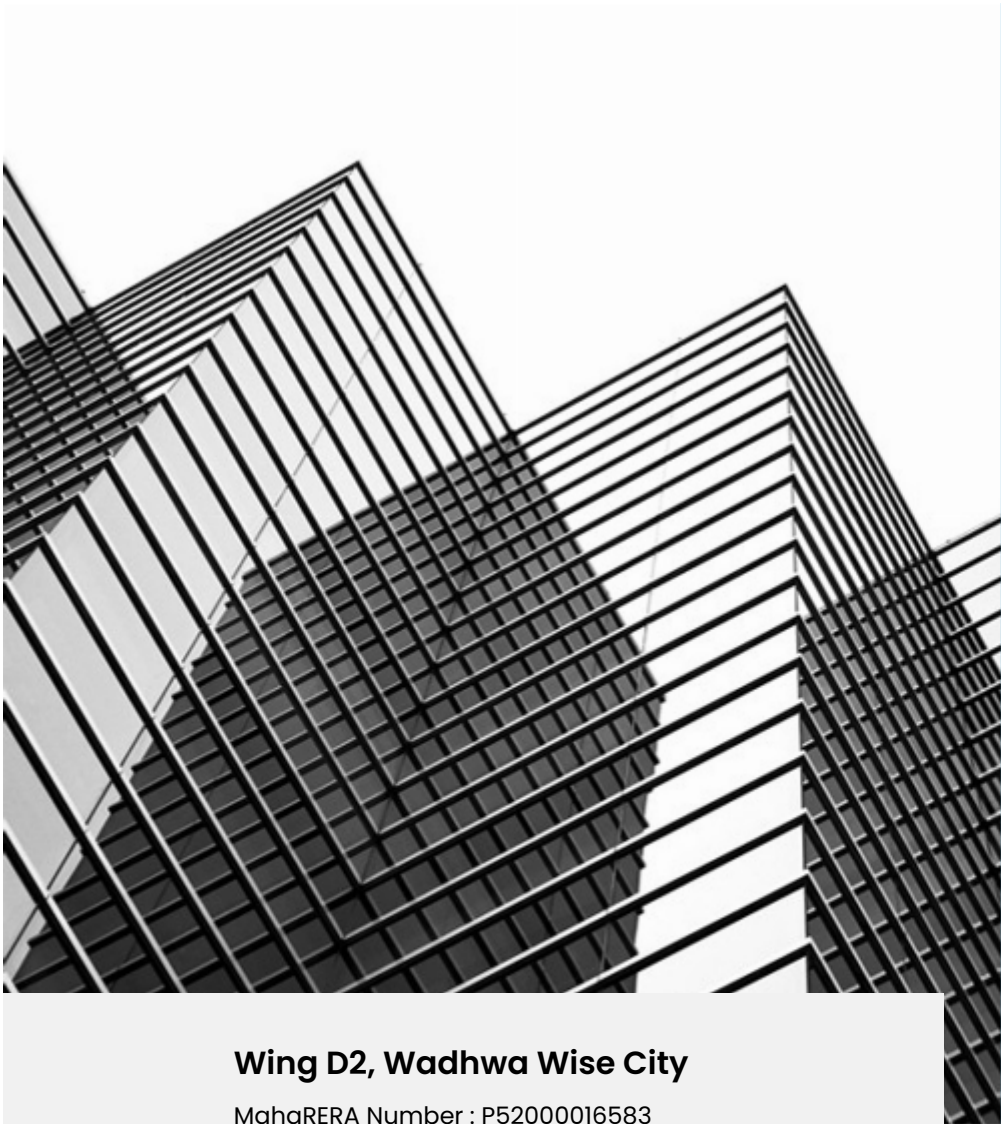


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# PROP REPORT



**Wing D2, Wadhwa Wise City**

MahaRERA Number : P52000016583



## Residential Projects in MMR

## WE HELP YOU MAKE THE INVESTMENT

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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

Post Office	Police Station	Municipal Ward
Chikhale	NA	NA

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 180 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal 1B **51.1 Km**
- Navi Mumbai International Airport **16 Km**
- Thobrewadi Bus Stop **700 Mtrs**
- Panvel Railway Station **11.7 Km**
- NH 48 **500 Mtrs**
- Mata Amrutanandamayi Hospital **4.3 Km**
- Amity university **6.7 Km**
- Orion Mall **16 Km**
- D-Mart **7.1 Km**

# LAND & APPROVALS

## Legal Title Summary

As per documents uploaded on the MahaRERA website, Valueable Properties Pvt Ltd (VPPL) appears to be the owner of the said plot of land who has, via a joint development agreement, has granted development rights to Wadhwa Construction and Infrastructre Pvt Ltd (WCIPL).

## Encumbrances

The project has two mortgages; one with GDS trusteeship limited and the other with PNB Housing.

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
January 2023	1	2

# BUILDER & CONSULTANTS

The Wadhwa Group has a rich history dating back over half a century, built on our customers' and stakeholders' confidence and belief. The group is one of Mumbai's most prominent real estate developers, with current residential, commercial, and township projects totalling to roughly 4.21 million square metres (developed, ongoing, and projected). The group has an advantage over its competitors due to timely project completion, good planning, and design innovation. The company is also well-known for its employee-friendly and professional work environment. Over 20,000+ pleased consumers and 150+ MNC corporate tenants make up the group's clientele today.

Project Funded By	Architect	Civil Contractor
Bank of Baroda,Canara Bank,HDFC Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd,Tata Capital	NA	NA

WING D2, WADHWA WISE  
CITY

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2022	450 Acre	1 BHK,Studio

Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Squash Court,Tennis Court,Football Field,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Library / Reading Room,Senior Citizen Zone,Pet Friendly,Temple,Sit-out Area
Business & Hospitality	Banquet Hall,Day Care,ATM / Bank Attached,Clubhouse
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

WING D2, WADHWA WISE CITY

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wadhwa Wise City Wing D2	5	27	12	1 BHK,Studio	324

First Habitable Floor

1st

## Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretchers Lift

WING D2, WADHWA WISE  
CITY

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	387 - 482 sqft
Studio	289 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,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

WING D2, WADHWA WISE CITY
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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 10670.76	INR 3083850	INR 3465000
1 BHK	INR 10335.92	INR 4000000	INR 4500000 to 5650000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	5%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 0	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd

### Transaction History

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

WING D2, WADHWA WISE  
CITY

## 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	36
Local Environment	90
Land & Approvals	64
Project	74
People	65
Amenities	68
Building	65
Layout	53
Interiors	73
Pricing	40

**Total**

**62/100**

WING D2, WADHWA WISE  
CITY

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