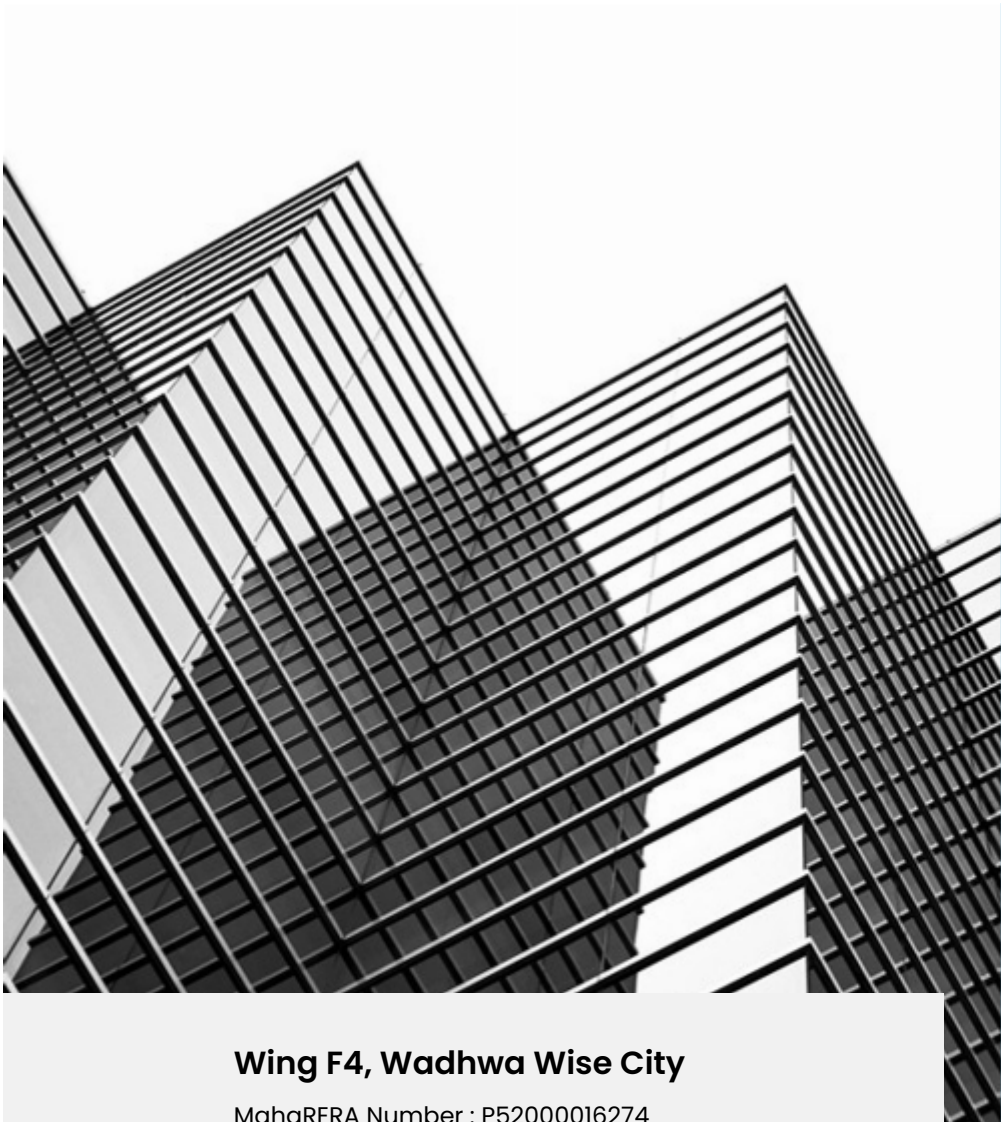


# PROP REPORT



**Wing F4, Wadhwa Wise City**

MahaRERA Number : P52000016274



# 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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WING F4, WADHWA WISE  
CITY

## LOCATION

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| 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**

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WING F4, WADHWA WISE  
CITY

# 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                         | NA                   | 1                          |

# 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 F4, WADHWA WISE CITY

# PROJECT & AMENITIES

| Time Line                        | Size     | Typography  |
|----------------------------------|----------|-------------|
| Completed on 31st December, 2026 | 450 Acre | 1 BHK,2 BHK |

Project Amenities

|                        |  |
|------------------------|--|
| Sports                 | Badminton Court,Basketball Court,Cricket Pitch,Squash Court,Tennis Court,Football Field,Swimming Pool,Jogging Track,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,Barbeque Pit,Day Care,ATM / Bank Attached,Clubhouse   |
| Eco Friendly Features  | Waste Segregation,Water Bodies / Koi Ponds,Rain Water Harvesting,Landscaped Gardens,Water Storage  |

WING F4, WADHWA WISE CITY

BUILDING LAYOUT

| Tower Name                | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---------------------------|-----------------|--------------|-----------------|----------------|----------------|
| Wing F4, Wadhwa Wise City | 5               | 27           | 8               | 1 BHK,2 BHK    | 216            |

First Habitable Floor

1st Floor

## 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,Goods Lift

WING F4, WADHWA WISE  
CITY

## FLAT INTERIORS

Configuration

RERA Carpet Range

1 BHK

387 - 482 sqft

2 BHK

538 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 F4, WADHWA WISE CITY |
|---------------------------|

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price              |
|---------------|---------------|-----------------|------------------------|
| 1 BHK         | INR 10335.92  | INR 4000000     | INR 4500000 to 5650000 |
| 2 BHK         | INR 11152.42  | INR 6000000     | INR 6500000            |

**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,LIC Housing Finance Ltd,PNB Housing Finance Ltd |

### Transaction History

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

WING F4, 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  | 58    |
| Project           | 74    |
| People            | 65    |
| Amenities         | 68    |
| Building          | 65    |
| Layout            | 53    |
| Interiors         | 73    |
| Pricing           | 40    |

**Total**

**62/100**

WING F4, WADHWA WISE  
CITY

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