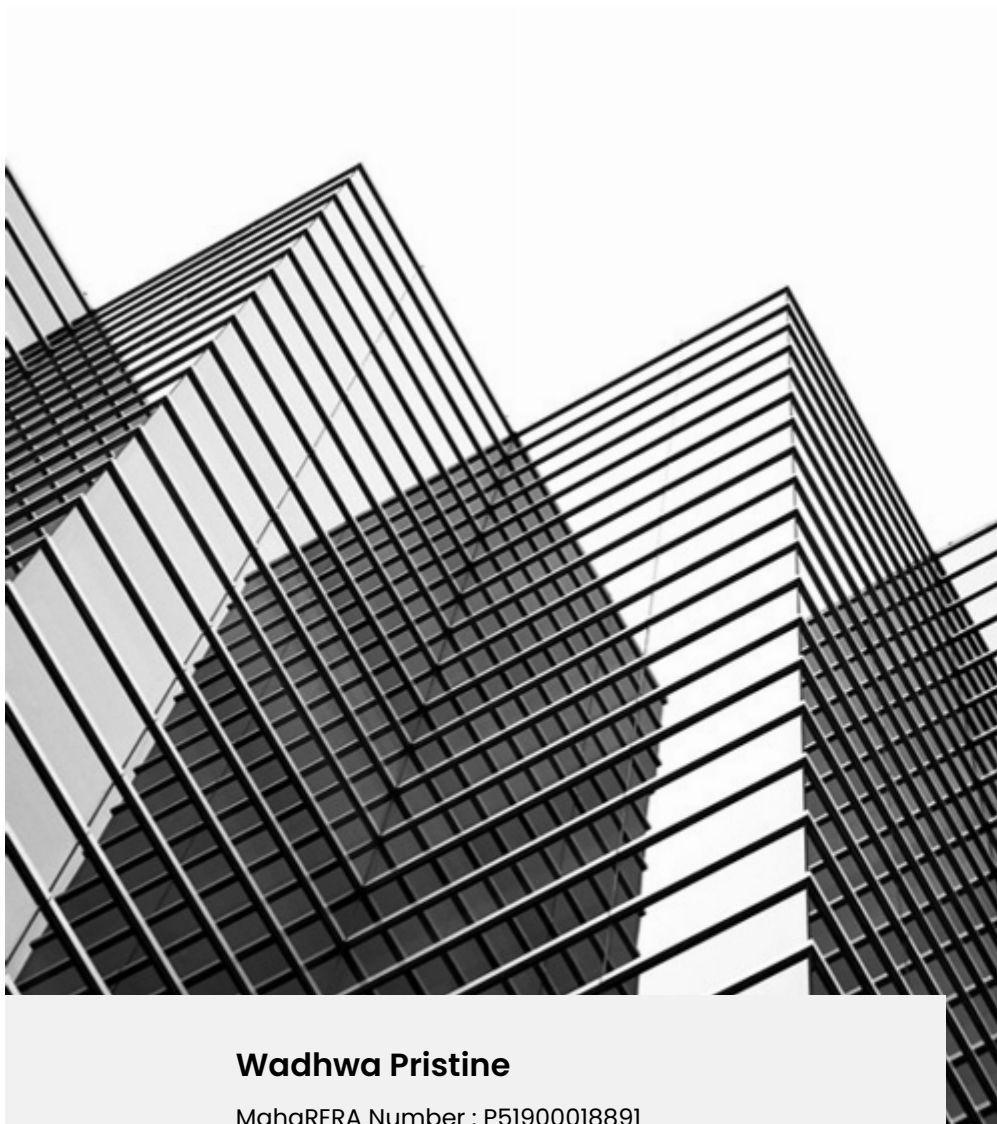


propscience.com

PROP REPORT



Wadhwa Pristine

MahaRERA Number : P51900018891



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 Matunga West. is a locality in the heart of Mumbai City towards downtown Mumbai. It is serviced by the Matunga Road station on the Western line, Matunga station on the Central Line and King's Circle station on the Harbour Line. Matunga formed a part of the seven original islands of Mumbai with Mahim, then known as Mahikavati. Matunga was among the first well planned localities of Mumbai.

Post Office	Police Station	Municipal Ward
Kapad Bazar	Mahim Police Station	Ward F North

Neighborhood & Surroundings

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada, Vile Parle East, Vile Parle, **10.20 Km**
- Chhatrapati Shivaji Maharaj International Airport **10.60 Km**
- Dadar Terminus, Hindmata, Radhika Saikripa Co-op Society, Dadar East, **2.50 Km**
- Jain Hospital, Krushnaji Waman Chitale Rd, Omkar Society, Dadar West, Dadar, **1.30 Km**
- D.G. Ruparel College of Arts **600 Mtrs**
- Plaza Cinema **550 Mtrs**
- Dadar Market Building, Near Kabutar khana, Dadar West, Dadar, **1.60 Km**

LAND & APPROVALS

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

WADHWA PRISTINE

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

WADHWA PRISTINE

PROJECT & AMENITIES

Time Line	Size	Typography
2022 Ready to move	0.50 Acre	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Gymnasium
Leisure	NA
Business & Hospitality	Party Lawn
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

WADHWA PRISTINE

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wadhwa Pristine	3	38	4	1 BHK,2 BHK,3 BHK	152
First Habitable Floor					1st

Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : NA

- **Vertical Transportation** : NA

WADHWA PRISTINE

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	503 sqft
2 BHK	732 - 780 sqft
3 BHK	1243 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform

Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

WADHWA PRISTINE

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 25081089
2 BHK	--	--	INR 36500000 to 38893140
3 BHK	--	--	INR 61979709

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

GST	Stamp Duty	Registration
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0%	0%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	NA

Festive Offers	25 % payment at the time of booking and 75 % payment on Possession i.e. in December 2022
Payment Plan	NA
Bank Approved Loans	Axis Bank,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

WADHWA PRISTINE

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	33
Infrastructure	92
Local Environment	30
Land & Approvals	44
Project	58
People	39
Amenities	36
Building	53
Layout	46
Interiors	63
Pricing	30

Total

47/100

WADHWA PRISTINE

Disclaimer

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