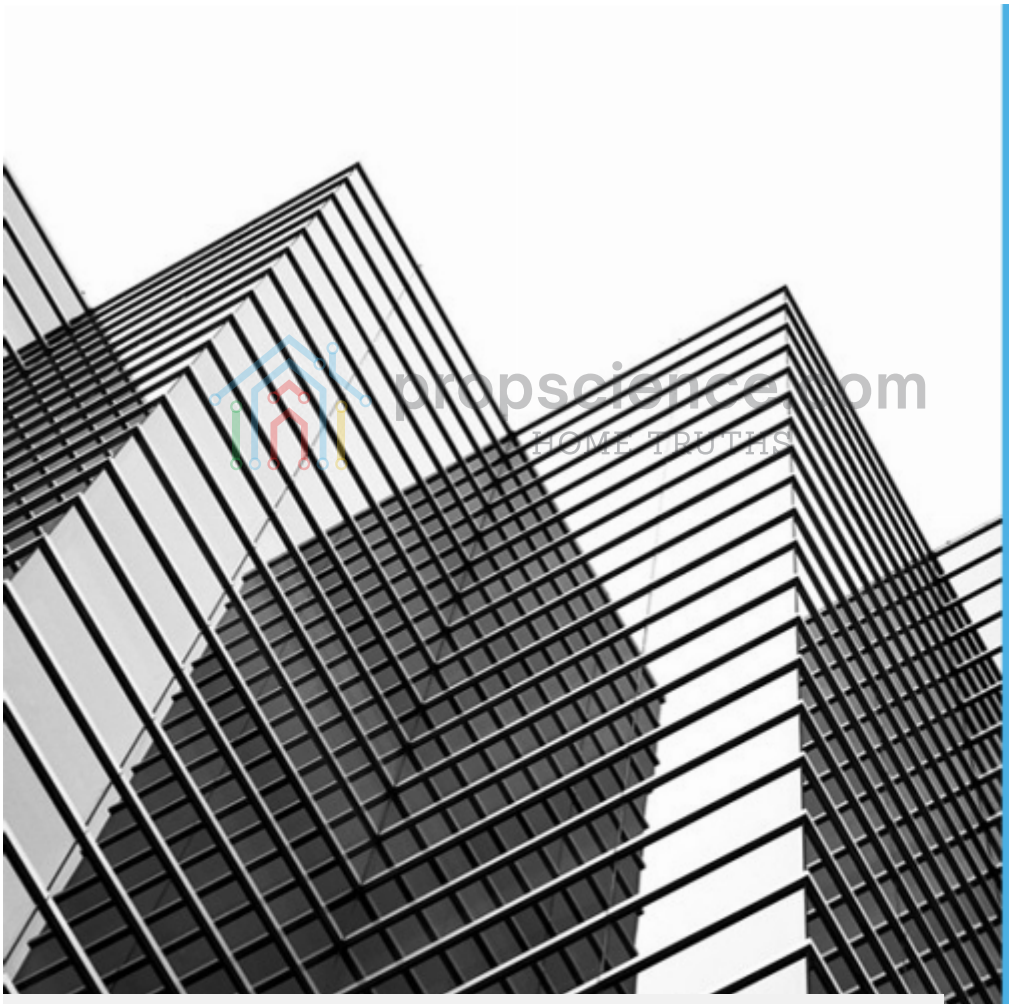
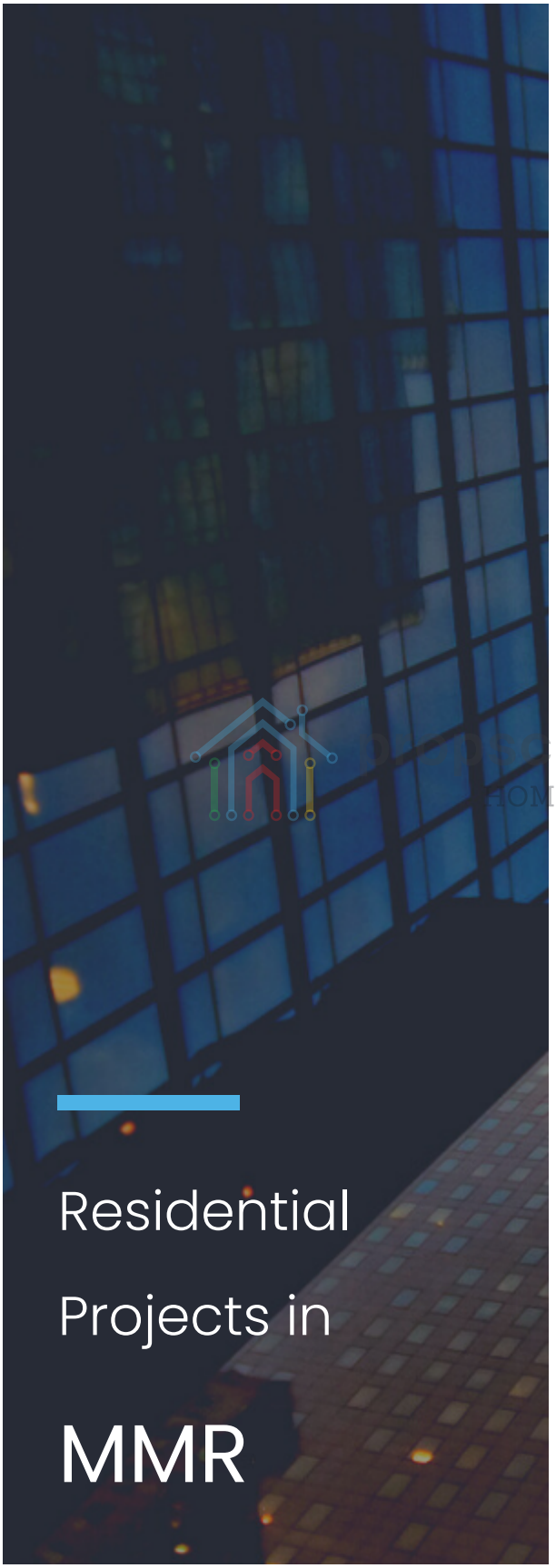
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PROP REPORT



25 South Phase 2

MahaRERA Number : P51900011418



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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LOCATION

The project is in Prabhadevi. Prabhadevi is a small affluent neighbourhood of Mumbai City, situated between Dadar to the north, Worli to the south and the Arabian Sea to the west. It begins starts at Sayani Road Junction and ends at Babasaheb Worlikar Chowk. The famous Siddhivinayak Temple and Prabhadevi Temple are in this neighbourhood. The area is also home to popular artistic centres such as the Saffron Art Gallery and Ravindra Natya Mandir Theatre.

Post Office	Police Station	Municipal Ward
Prabhadevi	NA	Ward G South

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Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 76 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada, Vile Parle East, Vile Parle, **10.30 Km**
- Chhatrapati Shivaji Maharaj International Airport **10.80 Km**
- Eastern Fwy, Dockyard, Rly Colony, Railway Colony, Byculla, Mumbai, Maharashtra **2.80 Km**
- Dadar Monorail Station **3.00 Km**
- Prabhadevi Railway Station **2.30 Km**
- Eastern Fwy, Dockyard, Rly Colony, Railway Colony, Byculla, Mumbai, Maharashtra **10.30 Km**
- M. A. Podar Hospital, Dr Annie Besant Rd, B Wing, BDD Chawls Worli, Worli, **3.40 Km**
- Bombay Scottish School **2.10 Km**
- Palladium mall, A-2, UNIT NO 83 & 84, SHAH & NAHAR INDUSTRIAL ESTATE, S.J. ROAD, LOWER PAREL, Lower, Parel, Mumbai, Maharashtra 400013 **3.80 Km**
- Dadar Super Market, 35, Kirtikar Market, Near Kabutar Khana, Dadar, Mumbai, Maharashtra 400028 **1.40 Km**

25 SOUTH PHASE 2

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LAND & APPROVALS

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

25 SOUTH PHASE 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
NA	NA	NA

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25 SOUTH PHASE 2

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2025	5.31 Acre	3 BHK,4 BHK,4.5 BHK,5 BHK,Duplex,Penthouse

Project Amenities

Sports	Badminton Court,Basketball Court,Multipurpose Court,Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Mini Theatre,Yoga Room / Zone,Spa,Senior Citizen Zone
Business & Hospitality	Banquet Hall,Party Lawn,Restaurant / Cafe,Clubhouse
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

25 SOUTH PHASE 2

BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
South	8	47	4	3 BHK,4 BHK,4.5 BHK	188
North	8	47	3	3 BHK,4 BHK,4.5 BHK	141
First Habitable Floor				11th floor	

Services & Safety

- **Security :** NA
- **Fire Safety :** NA
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** High Speed Elevators

25 SOUTH PHASE 2

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1565 sqft
4 BHK	2100 sqft
4.5 BHK	3200 sqft
3 BHK	1565 sqft
4 BHK	2100 sqft
4.5 BHK	3200 sqft

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Floor To Ceiling Height	Greater than 10 feet
Views Available	Water Body / City Skyline

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

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25 SOUTH PHASE 2

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 71948.88	--	INR 112600000
4 BHK	INR 72000	--	INR 151200000

4.5 BHK	INR 71875	--	INR 230000000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	HDFC Bank,ICICI Bank

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Transaction History

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

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
October 2022	2336	NA	INR 249951283	INR 106999.69
July 2022	3104	NA	INR 154716182	INR 49844.13
July 2022	1623	NA	INR 81907332	INR 50466.62
June 2022	3938	NA	INR 189382849	INR 48091.12
June 2022	2342	NA	INR 127805706	INR 54571.18
June 2022	3937	NA	INR 283905706	INR 72112.19
May 2022	2684	NA	INR 131694277	INR 49066.42
May 2022	1989	NA	INR 116294305	INR 58468.73
May 2022	1892	NA	INR 85185428	INR 45024.01
April 2022	4751	33	INR 173304000	INR 36477.37
April 2022	2684	NA	INR 104749515	INR 39027.39
April 2022	2684	NA	INR 145137134	INR 54074.94
March 2022	2336	NA	INR 123639278	INR 52927.77

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March 2022	1464	NA	INR 73171421	INR
February 2022	2336	NA	INR 154000000	INR 65924.66
December 2021	1464	NA	INR 85225000	INR 58213.8
November 2021	1980	NA	INR 102635710	INR 51836.22
November 2021	1464	NA	INR 87988385	INR 60101.36
October 2021	1464	NA	INR 57901991	INR 39550.54
October 2021	2336	NA	INR 149511000	INR 64003

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25 SOUTH PHASE 2

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	65
Connectivity	65
Infrastructure	76
Local Environment	90
Land & Approvals	50
Project	56
People	56
Amenities	56
Building	57
Layout	98
Interiors	45
Pricing	30
Total	62/100

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