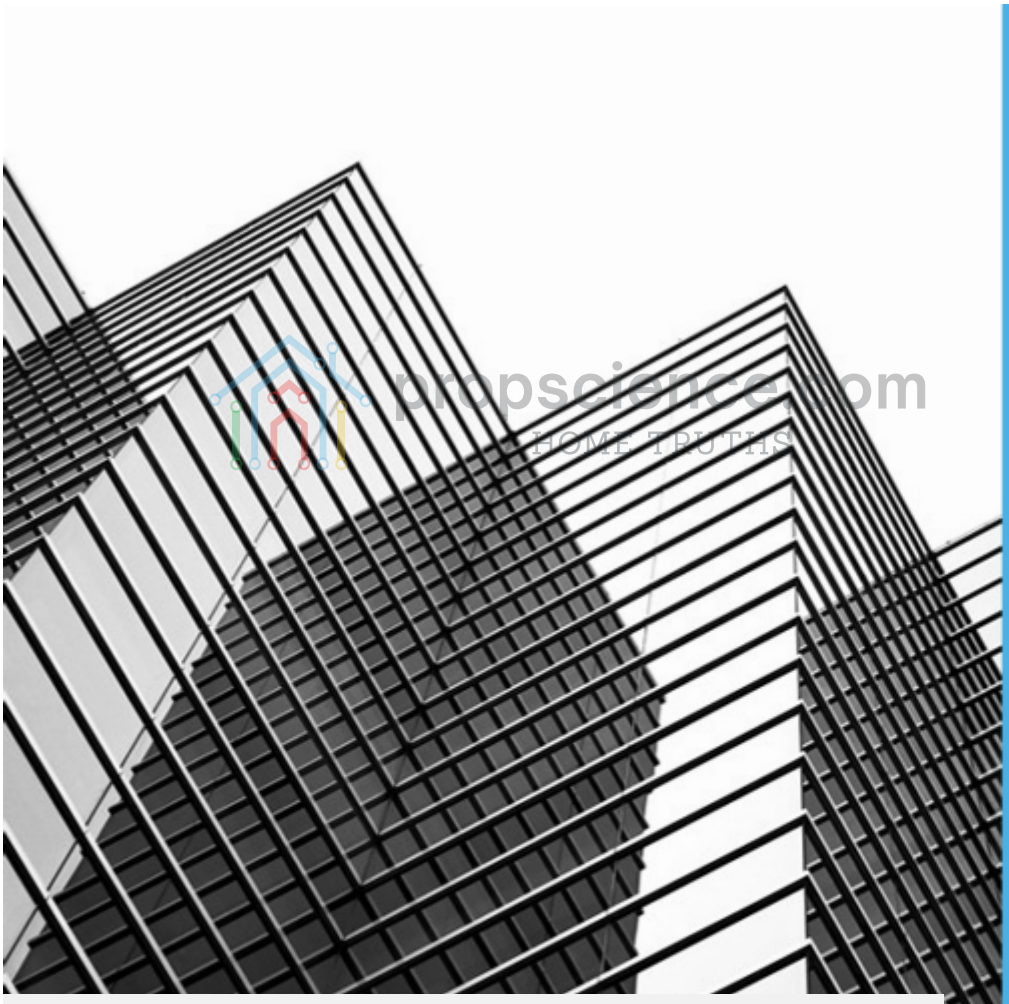
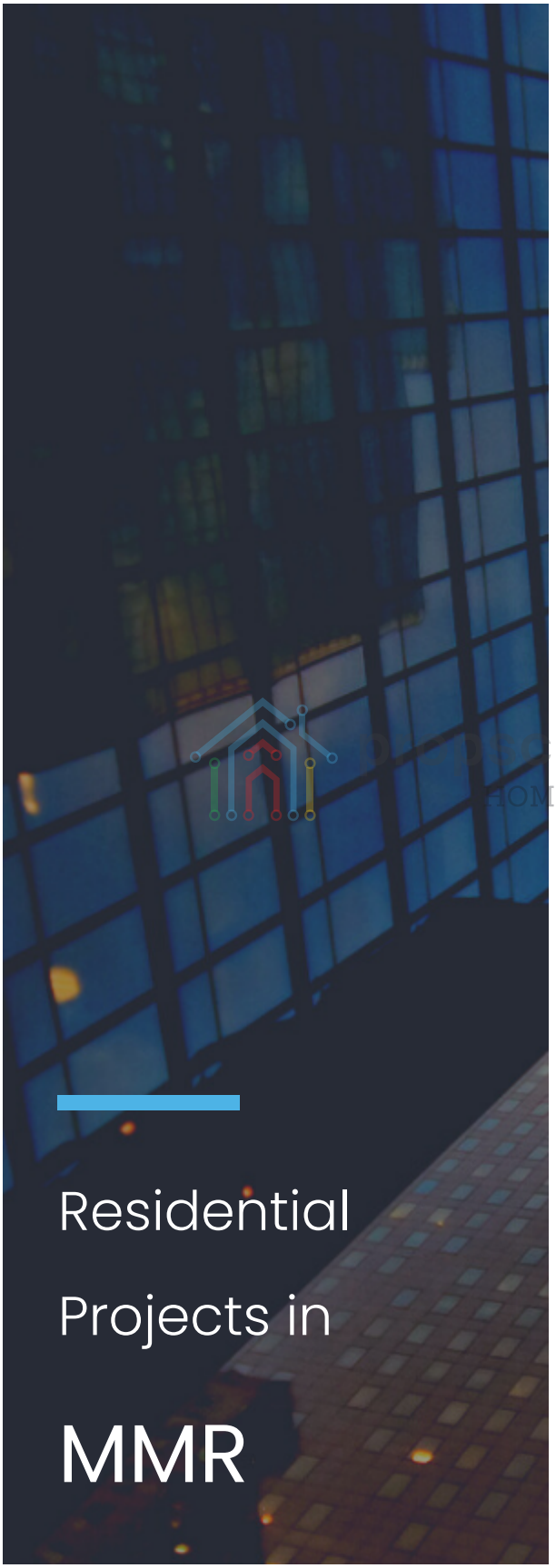
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PROP REPORT



Wadhwa Courtyard - Florence

MahaRERA Number : P51700000831



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 Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

Post Office	Police Station	Municipal Ward
NA	NA	NA

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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 32 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji International Airport **23.5 Km**
- Subhash Nagar **1.4 Km**
- Kapurbawdi Metro Station **1.8 Km**
- Thane Railway Station **5.9 Km**
- Universal Service Centre **3.2 Km**
- Bethany Hospital **650 Mtrs**
- C.P. Goenka International School **1.9 Km**
- Viviana Mall **2.4 Km**
- Apna Bhandar Supermarket **3 Km**

WADHWA COURTYARD - FLORENCE

LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
April 2022	1	2

WADHWA COURTYARD - FLORENCE

BUILDER & CONSULTANTS

Wadhwa Regalia is the most recent accomplishment of the Wadhawa Buildcon, one of Mumbai's top real estate developers with more than 8 years of expertise. The Wadhwa Group's amazing portfolio of prominent projects includes residential apartments as well as hotels, commercial buildings, and retail spaces. The group has a reputation for high quality work and prompt delivery.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

WADHWA COURTYARD - FLORENCE

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2021	563.94 Sqmt	3 BHK,5 BHK

Project Amenities

Sports	Multipurpose Court,Squash Court,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area

Leisure	Amphitheatre,Yoga Room / Zone,Pet Friendly
Business & Hospitality	Banquet Hall,Visitor's Room,Clubhouse
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

WADHWA COURTYARD - FLORENCE

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Florence Building No 4	3	30	4	3 BHK,5 BHK	120

First Habitable Floor	1st

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Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Security Staff
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Goods Lift

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1171 sqft
5 BHK	1600 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

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Flooring	Marble 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	Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable

White Goods	NA

WADHWA COURTYARD - FLORENCE

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	--	--	INR 29500000
5 BHK	--	--	INR 40000000

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

GST	Stamp Duty	Registration
0%	4%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 600000	NA

Festive Offers	The builder is not offering any festive offers at the moment.

Payment Plan	NA
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,IIFL Bank,LIC Housing Finance Ltd,SBI Bank

Transaction History

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

WADHWA COURTYARD - FLORENCE

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.

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Category	Score
Place	73
Connectivity	73
Infrastructure	100

Local Environment	100
Land & Approvals	62
Project	85
People	46
Amenities	68
Building	67
Layout	63
Interiors	63
Pricing	30
Total	**69/100**

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