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# PROP REPORT



**Courtyard - Ivy**

MahaRERA Number : P51700000611



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 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 a 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 |
|-------------|----------------|----------------|
| Apna Bazar  | NA             | NA             |

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**Neighborhood & Surroundings** HOME TRUTHS

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

### Connectivity & Infrastructure

- Chhatrapati Shivaji International Airport **23.5 Km**
- Khopat Bus Depot **3.8 Km**
- Kapurbawdi Metro Station **1.8 Km**
- Thane Railway Station **5.9 Km**
- Ghodbunder Road, **1.9 Km**
- Bethany Hospital **650 Mtrs**
- C.P. Goenka International School **1.9 Km**
- Viviana Mall **2.4 Km**
- DMart Manpada **2.3 Km**

## LAND & APPROVALS

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

## BUILDER & CONSULTANTS



Wadhwa Regalia is the most recent accomplishment of the Wadhwa 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               |

# PROJECT & AMENITIES

| Time Line                        | Size       | Typography |
|----------------------------------|------------|------------|
| Completed on 30th December, 2021 | 407.7 Sqmt | 2 BHK      |

## Project Amenities

|                                   |   |
|-----------------------------------|---|
| <b>Sports</b>                     | Multipurpose Court,Squash Court,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
| <b>Leisure</b>                    | Amphitheatre,Yoga Room / Zone,Pet Friendly  |
| <b>Business &amp; Hospitality</b> | Banquet Hall,Visitor's Room,Clubhouse   |
| <b>Eco Friendly Features</b>      | Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage  |

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## BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|----------------|----------------|
|------------|-----------------|--------------|-----------------|----------------|----------------|

|                       |   |    |   |       |     |
|-----------------------|---|----|---|-------|-----|
| Ivy Building<br>No 6  | 3 | 30 | 4 | 2 BHK | 120 |
| First Habitable Floor |   |    |   | 3rd   |     |

## Services & Safety

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

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FLAT INTERIORS

|                         |  |
|-------------------------|--|
| Configuration           | RERA Carpet Range                            |
| 2 BHK                   | 762 - 799 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,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards |
| <b>Finishing</b>                        | Laminated flush doors,Double glazed glass windows   |
| <b>HVAC Service</b>                     | NA  |
| <b>Technology</b>                       | Optic Fiber Cable   |
| <b>White Goods</b>                      | NA  |

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**COMMERCIALS**

| Configuration | Rate Per Sqft | Agreement Value | Box Price                |
|---------------|---------------|-----------------|--------------------------|
| 2 BHK         | --            | --              | INR 17907000 to 18776500 |

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

|            |                   |                     |
|------------|-------------------|---------------------|
| <b>GST</b> | <b>Stamp Duty</b> | <b>Registration</b> |
|------------|-------------------|---------------------|

|                   |                        |                      |
|-------------------|------------------------|----------------------|
| 0%                | 6%                     | 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> | Time Linked Payment |
|---------------------|---------------------|

|                            |  |
|----------------------------|--|
| <b>Bank Approved Loans</b> | Axis Bank,DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd |
|----------------------------|--|



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### Transaction History

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

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## 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   | 73     |
| Connectivity  | 73     |
| Infrastructure  | 100    |
| Local Environment   | 100    |
| Land & Approvals  | 62     |
|  Project | 75     |
|  People  | 46     |
| Amenities   | 68     |
| Building  | 78     |
| Layout  | 60     |
| Interiors   | 63     |
| Pricing   | 30     |
| Total   | 69/100 |

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