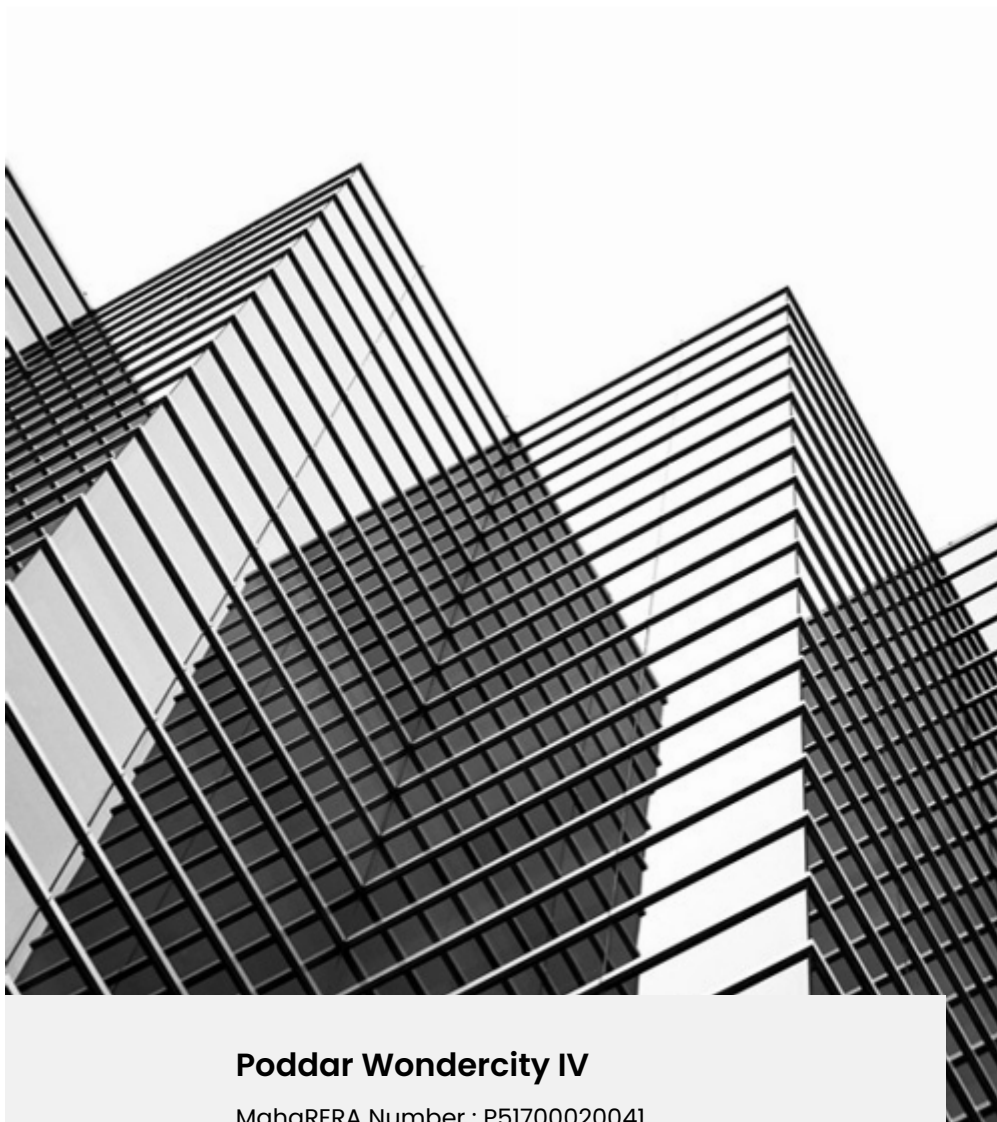


propscience.com

# PROP REPORT



**Poddar Wondercity IV**

MahaRERA Number : P51700020041



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 Badlapur West. 421504

Post Office	Police Station	Municipal Ward
Kulgoan post office	NA	NA

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 33 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Terminal Building, Navpada **67.9 Km**
- Chhatrapati Shivaji Maharaj International Airport **56.4 Km**
- Badlapur Fire Brigade center **3.5 Km**
- Badlapur Railway Station **4.6 Km**
- Neral - Badlapur Rd, Chamtoli **650 Mtrs**
- Doddu Sheena Shetty Memorial CENTRAL HOSPITAL **800 Mtrs**
- Poddar Brio International School **180 Mtrs**
- Metro Junction Mall **21.4 Km**
- DMart, Ambernath - Badlapur Rd **8.2 Km**

## LAND & APPROVALS

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

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## PODDAR WONDERCITY IV

## BUILDER & CONSULTANTS

PHDL is a part of the Poddar Group, which is one of India's oldest business families. The Company has delivered approximately 5,000 apartments in the last 7 years. The developments have covered the cities of Mumbai and Pune. With the aim to create reasonably priced standards of living, there have been recent developments of affordable housing projects for sale in Mumbai. Therefore, the Group is also focusing on value housing segments in Mumbai within the MMRDA region.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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## PODDAR WONDERCITY IV

## PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 31st July, 2022

1310.94 Sqmt

1 BHK,2 BHK

## Project Amenities

<b>Sports</b>	Basketball Court,Cricket Pitch,Tennis Court,Skating Rink,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym,Indoor Games Area
<b>Leisure</b>	Mini Theatre,Yoga Room / Zone,Library / Reading Room,Pet Friendly,Deck Area
<b>Business &amp; Hospitality</b>	Banquet Hall,Barbeque Pit,Party Lawn,Restaurant / Cafe,Clubhouse,Multipurpose Hall
<b>Eco Friendly Features</b>	Green Zone

PODDAR WONDERCITY IV

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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PODDAR WONDERCITY PHASE - IV A1 & A2	3	20	8	1 BHK,2 BHK	160
First Habitable Floor				1st Floor	

## Services & Safety

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

PODDAR WONDERCITY IV

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	350 sqft
2 BHK	500 - 578 sqft
Floor To Ceiling Height	Between 9 and 10 feet

**Views Available**

Open Grounds / Landscape / Project Amenities

<b>Flooring</b>	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>	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

PODDAR WONDERCITY IV

## COMMERCIALS

<b>Configuration</b>	<b>Rate Per Sqft</b>	<b>Agreement Value</b>	<b>Box Price</b>
1 BHK	INR 7111.43	INR 2489000	INR 2620000

2 BHK	INR 7560.55	INR 3800000	INR 4000000 to 4600000
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**Disclaimer:** Prices mentioned are approximate value and subject to change.

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	7%	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,HDFC Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd

### Transaction History

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

PODDAR WONDERCITY IV

## 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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	30
<b>Connectivity</b>	63
<b>Infrastructure</b>	58
<b>Local Environment</b>	100
<b>Land &amp; Approvals</b>	50
<b>Project</b>	71
<b>People</b>	56
<b>Amenities</b>	70
<b>Building</b>	55
<b>Layout</b>	53

<b>Interiors</b>	73
<b>Pricing</b>	40
<b>Total</b>	<b>60/100</b>

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PODDAR WONDERCITY IV

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