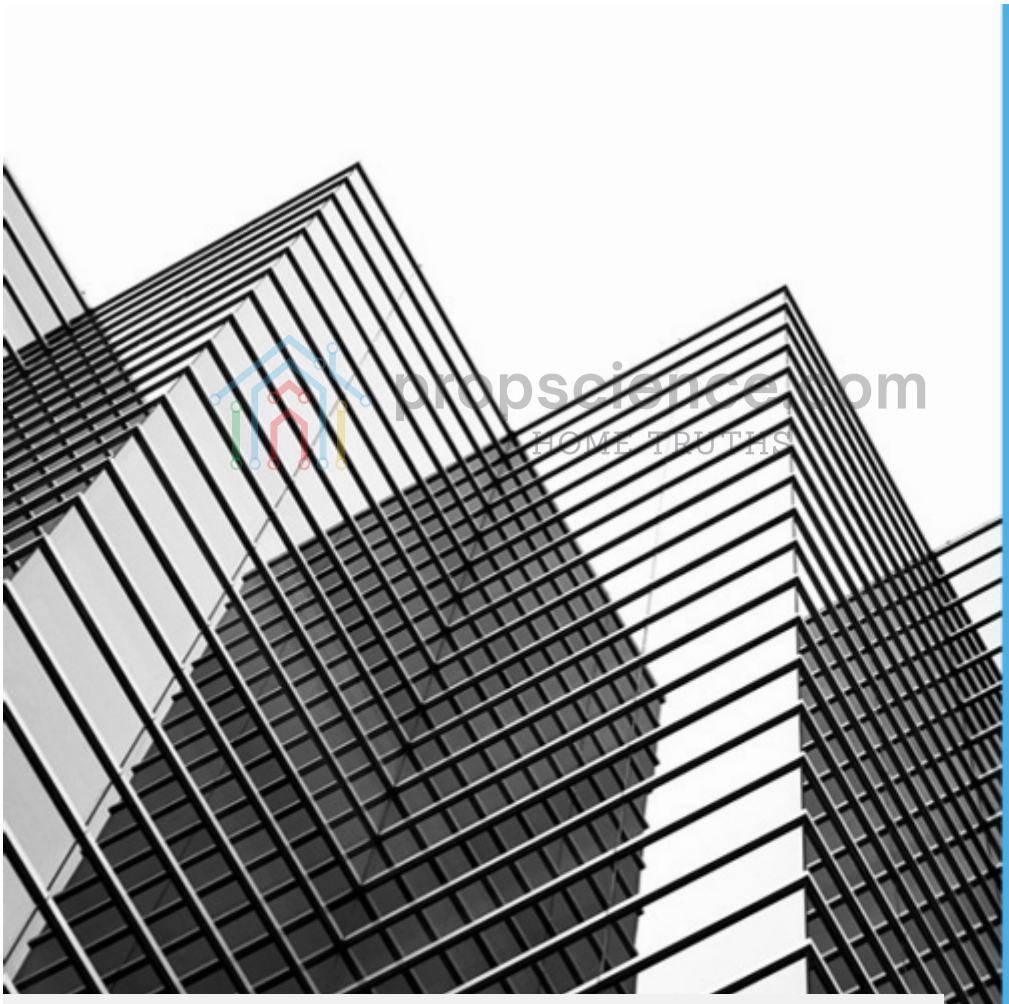
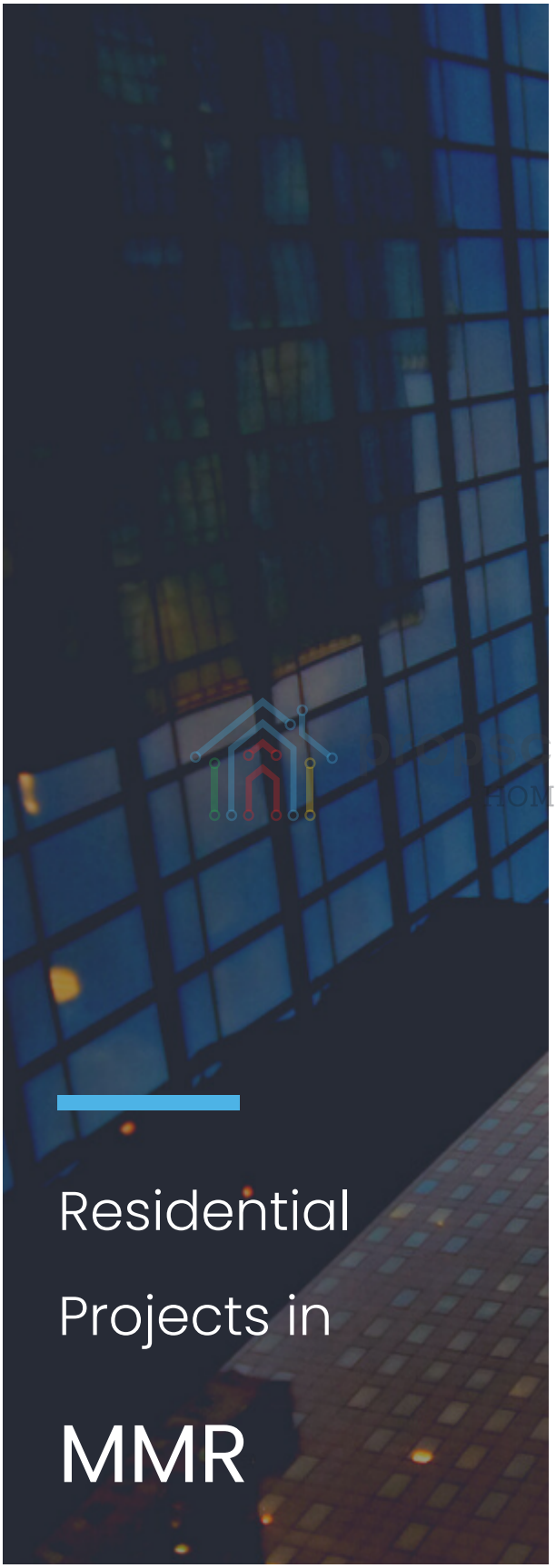
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PROP REPORT



Wadhwa Florence Pearl

MahaRERA Number : P51700005421



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 East Tansa Pipeline. Bhiwandi is a city in the Thane district. It is located 20 km northeast of Mumbai and 15 km northeast of the city of Thane and is part of the Mumbai Metropolitan Region. Bhiwandi is a well-known centre of logistics and textile industries. Although mainly inhabited by ethnic minorities, the area has become a secular city due to the development of infrastructure and industries. Bhiwandi Nizampur City Municipal Corporation is a civic body founded in 2002 Maharashtra State Government to manage the industrial community of Bhiwandi. Many renowned real estate developers are entering the market, along with some individual local developers. It is the main commercial centre connecting Mumbai and the rest of India via the Mumbai-Agra Highway.

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Post Office	Police Station	Municipal Ward
Anjur	Bhiwandi Taluka Police Station	Bhiwandi-Nizampur Municipal Corporation

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 95 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **39.3 Km**
- Chhatrapati Shivaji Maharaj International Airport **34.5 Km**
- Bhiwandi Bus Depot **6.1 Km**
- Bhiwandi Road Railway Station **1.9 Km**
- MH SH 35, Val **1.8 Km**
- Indira Gandhi Memorial Hospital **6.6 Km**
- Sai Parvati Trust English School **2.3 Km**
- Viviana Mall **13.5 Km**
- D Mart, Mohan Square One **13.5 Km**

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LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
October 2021	NA	2

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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

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2022	4612 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Swimming Pool,Kids Zone
Leisure	NA

Business & Hospitality	Clubhouse
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

WADHWA FLORENCE PEARL

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Vishwa	2	13	5	1 BHK,2 BHK	65
Varada	2	8	5	1 BHK,2 BHK	40
Digambara	2	13	5	1 BHK,2 BHK	65

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First Habitable Floor	2nd Floor

Services & Safety

- **Security :** Society Office,Security System / CCTV
- **Fire Safety :** Fire rated doors / walls
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers

- **Vertical Transportation :** High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	362 sqft
2 BHK	584 sqft
1 BHK	362 sqft
2 BHK	584 sqft
1 BHK	362 sqft
2 BHK	584 sqft

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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 5888.95	INR 2131800	INR 2244000

2 BHK	INR 5890.33	INR 3439950	INR 3621000

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

GST	Stamp Duty	Registration
0%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 0	INR 0

Festive Offers	Reduced Stamp Duty
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

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Transaction History

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

WADHWA FLORENCE PEARL

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	55
Connectivity	65
Infrastructure	44
Local Environment	100
Land & Approvals	56
Project	68
People	46
Amenities	36

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Building	65
Layout	53
Interiors	55
Pricing	40
Total	**57/100**

WADHWA FLORENCE PEARL

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