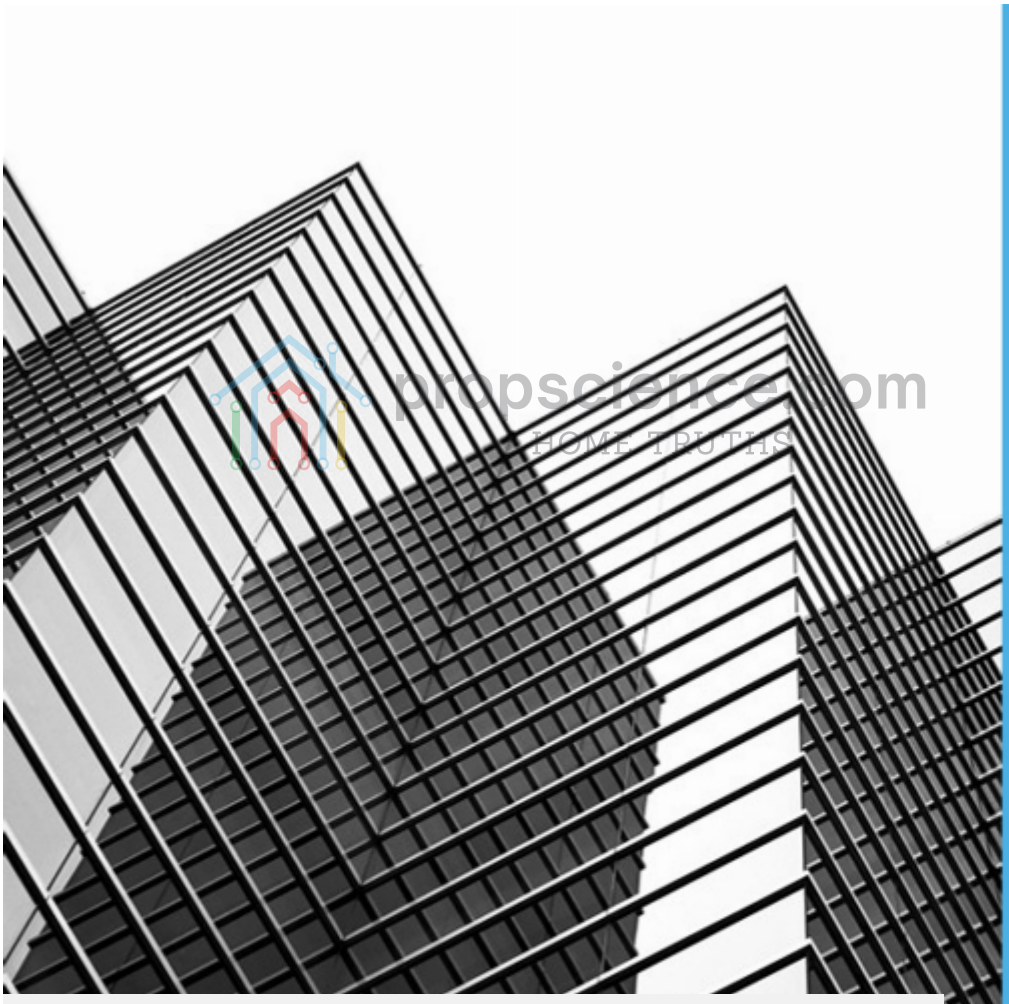
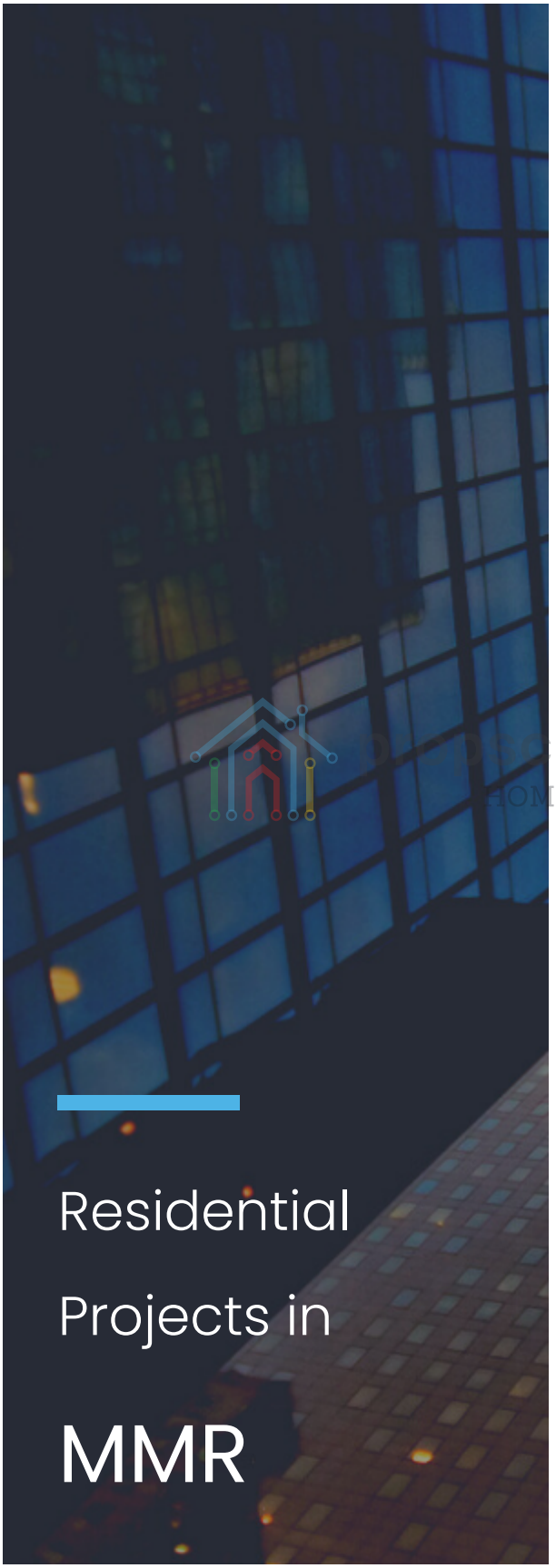
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PROP REPORT



Wonder Park

MahaRERA Number : P99000029971



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

Post Office	Police Station	Municipal Ward
Vasai East IE	Vasai Police Station	NA

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

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Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **44 Km**
- Fatherwadi **200 Mtrs**
- Vasai Railway Station **3.2 Km**
- NH 48 **8 Km**
- Platinum Hospital Vasai **1.8 Km**
- Vidya Vikasini School (ICSE) **1 Km**
- The Capital Mall **4 Km**
- The Capital Mall **4 Km**

WONDER PARK

LAND & APPROVALS

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

WONDER PARK

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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HOME TRUTHS

WONDER PARK

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th September, 2028	7785 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Multipurpose Court,Jogging Track,Kids Play Area,Outdoor Gym,Indoor Games Area
Leisure	Amphitheatre,Library / Reading Room,Deck Area
Business & Hospitality	Visitor's Room,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Green Zone,Rain Water Harvesting,Water Storage

WONDER PARK

BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wonder Park	2	13	6	1 BHK,2 BHK	78

First Habitable Floor	2nd Floor

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff
- **Fire Safety :** Sprinkler System
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers

- **Vertical Transportation :** High Speed Elevators

WONDER PARK

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	449 sqft
2 BHK	696 sqft

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

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	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Modular Kitchen

WONDER PARK

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 3800000
2 BHK	--	--	INR 5400000

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

GST	Stamp Duty	Registration
2%	6%	INR 35000
Floor Rise	**Parking Charges**	**Other Charges**

NA	INR 400000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,Kotak Bank

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	55

Connectivity	55
Infrastructure	84
Local Environment	90
Land & Approvals	44
Project	76
People	39
Amenities	54
Building	65
Layout	49
Interiors	63
Pricing	63
Total	**61/100**

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WONDER PARK

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