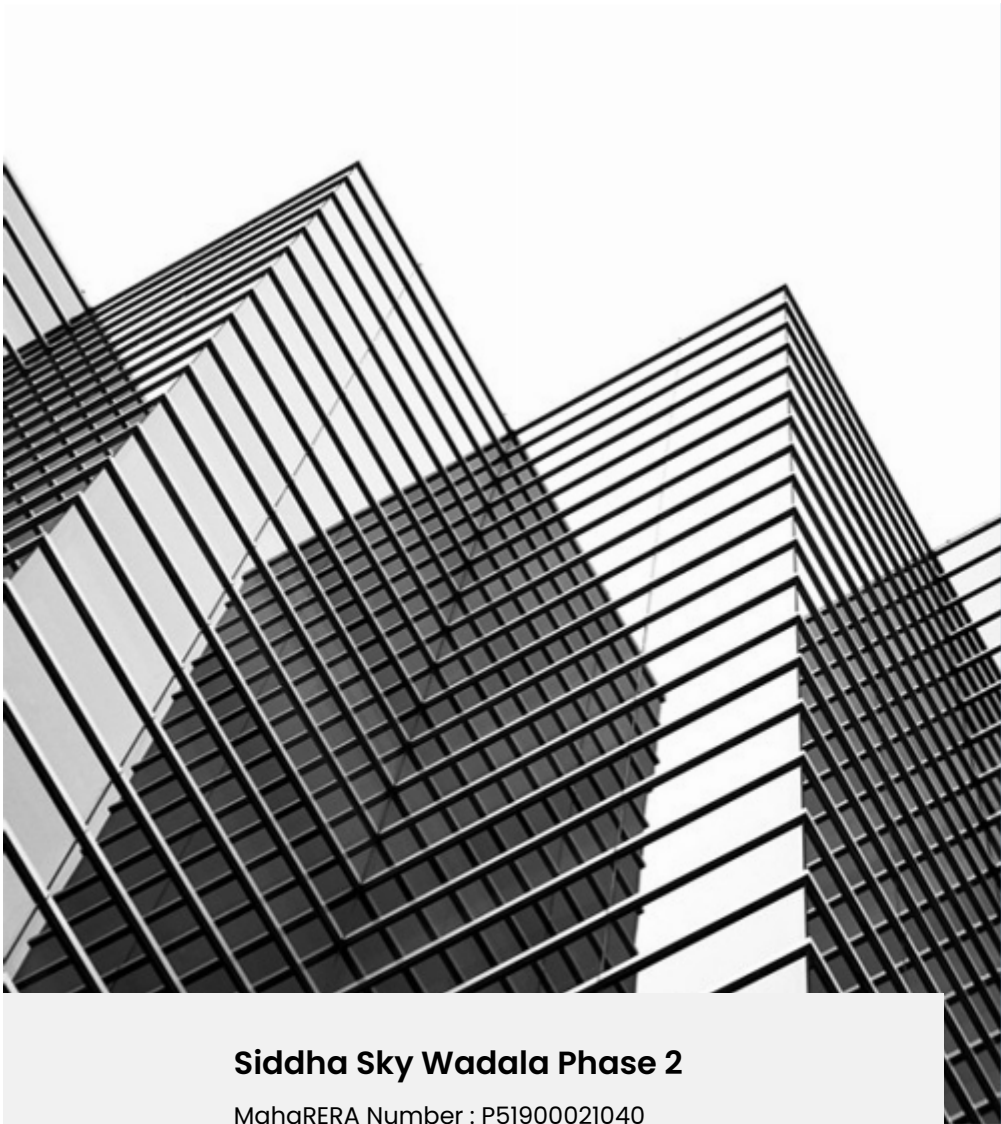


propscience.com

# PROP REPORT



**Siddha Sky Wadala Phase 2**

MahaRERA Number : P51900021040



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 Wadala (East). Wadala is a locality in Mumbai. Wadala Road is a station on the Harbour Line of Mumbai's railway network. Wadala was once considered a central suburb of the city of Mumbai, but it is now well within the city limits. Wadala has several schools and some renowned institutions like VJIT, VIT located near one another. Port Trust Railway opened the Wadala Ballard Pier railway line. Petrol and kerosene installations also came up in Wadala.

Post Office	Police Station	Municipal Ward
Antop Hill	Antop Hill Police Station	Ward F North

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 146 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **13.1 Km**
- Guru Tegh Bahadur Nagar **1.1 Km**
- GTB Monorail Station **450 Mtrs**
- GTB Nagar Railway Station **800 Mtrs**
- Eastern Express Highway **850 Mtrs**
- Antop Hill Hospital **650 Mtrs**
- Guru Nanak College of Arts, Science & Commerce **800 Mtrs**
- Carnival Cinemas IMAX **2.1 Km**
- DAILY SUPERMARKET, Hubtown Vedant **250 Mtrs**

---

SIDDHA SKY WADALA

PHASE 2

## LAND & APPROVALS

---

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

---

SIDDHA SKY WADALA

PHASE 2

## BUILDER & CONSULTANTS

---

Project Funded By	Architect	Civil Contractor
IndusInd Bank	NA	NA

---

SIDDHA SKY WADALA

PHASE 2

## PROJECT & AMENITIES

---

<b>Time Line</b>	<b>Size</b>	<b>Typography</b>
Completed on 31st December, 2023	5.15 Acre	2 BHK,3 BHK

## Project Amenities

<b>Sports</b>	Jogging Track,Kids Play Area,Kids Zone,Gymnasium
<b>Leisure</b>	Yoga Room / Zone,Library / Reading Room
<b>Business &amp; Hospitality</b>	Conference / Meeting Room,Visitor's Room,ATM / Bank Attached,Sky Lounge / Bar,Multipurpose Hall
<b>Eco Friendly Features</b>	Herb Garden,Green Zone,Rain Water Harvesting

SIDDHA SKY WADALA

PHASE 2

## BUILDING LAYOUT

<b>Tower Name</b>	<b>Number of Lifts</b>	<b>Total Floors</b>	<b>Flats per Floor</b>	<b>Configurations</b>	<b>Dwelling Units</b>
Phase 2	7	40	8	2 BHK,3 BHK	320

First Habitable Floor

2nd Floor

## Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Security Staff,Key Card Entry
- **Fire Safety** : Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders,CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

SIDDHA SKY WADALA

PHASE 2

## FLAT INTERIORS

Configuration

RERA Carpet Range

2 BHK

704 - 1050 sqft

Floor To Ceiling Height

Between 9 and 10 feet

Views Available

Road View / No View

Flooring

Marble Flooring,Vitrified Tiles

<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Brass Joinery,Safety door,Electrical Sockets / Switch Boards
<b>Finishing</b>	Anodized Aluminum / UPVC Window Frames,Dry Walls,Double glazed glass windows
<b>HVAC Service</b>	Centralized Air Conditioning System
<b>Technology</b>	WIFI enabled,Optic Fiber Cable
<b>White Goods</b>	Modular Kitchen,Water Purifier,Refrigerator

SIDDHA SKY WADALA  
PHASE 2

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 23677.58	--	INR 19819000 to 22352680
3 BHK	INR 25333.33	--	INR 29559589

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	5%	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,ICICI Bank,IndusInd Bank,Kotak Bank,SBI Bank

### Transaction History

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

SIDDHA SKY WADALA  
PHASE 2

## 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>	48
<b>Connectivity</b>	83
<b>Infrastructure</b>	92
<b>Local Environment</b>	90
<b>Land &amp; Approvals</b>	44
<b>Project</b>	71
<b>People</b>	48
<b>Amenities</b>	54
<b>Building</b>	71
<b>Layout</b>	53
<b>Interiors</b>	70
<b>Pricing</b>	40

**Total**

**63/100**

SIDDHA SKY WADALA

PHASE 2

### **Disclaimer**

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.