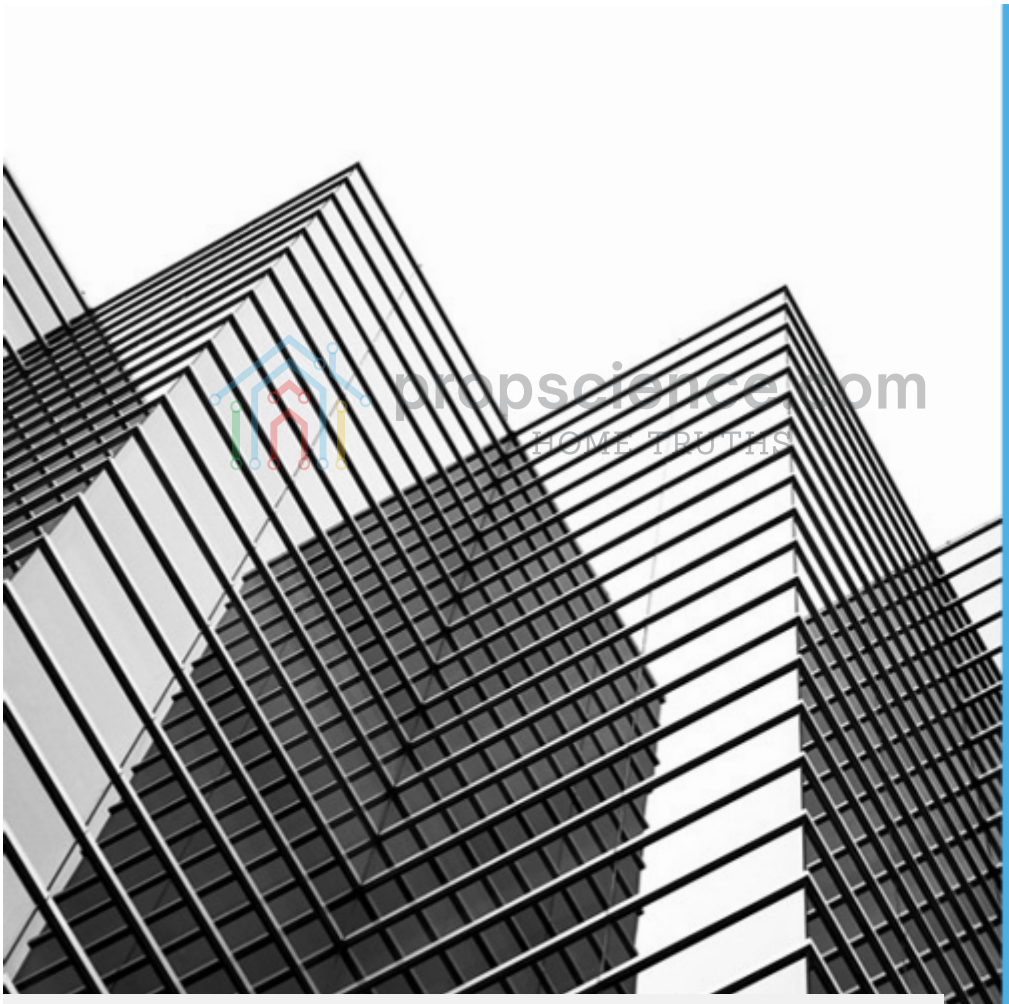
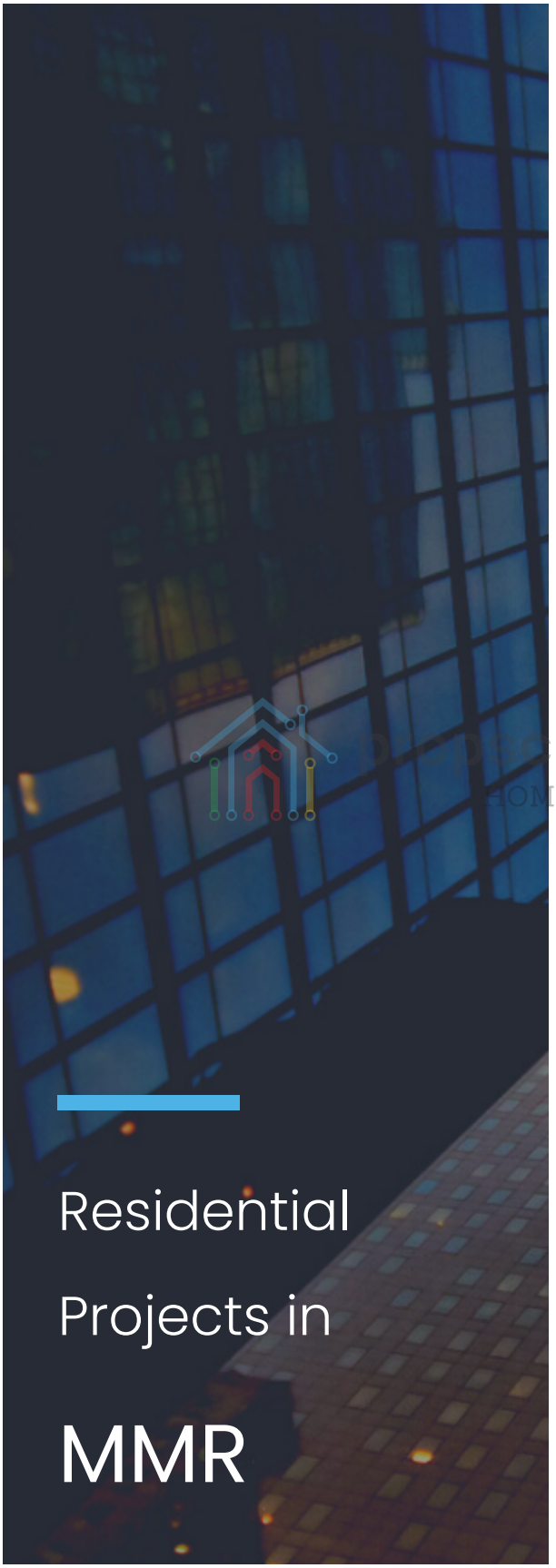
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PROP REPORT



Siddha Sky Wadala Phase 4

MahaRERA Number : P51900021031



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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SIDDHA SKY WADALA

PHASE 4

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

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Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. 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 **600 Mtrs**
- Sanatam Dharam High School **700 Mtrs**
- Carnival Cinemas IMAX **2.1 Km**
- DAILY SUPERMARKET, Hubtown Vedant **250 Mtrs**

SIDDHA SKY WADALA
PHASE 4

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
May 2021	NA	1

SIDDHA SKY WADALA
PHASE 4

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
Axis Bank	NA	NA

SIDDHA SKY WADALA
PHASE 4

PROJECT & AMENITIES

Time Line	Size	Typography
2026 Ready to move	6.52 Acre	2 BHK,3 BHK,4 BHK

Project Amenities

Sports	Cricket Pitch,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Kids Gym,Gymnasium
Leisure	Mini Theatre,Yoga Room / Zone,Library / Reading Room
Business & Hospitality	Party Lawn,Multipurpose Hall
Eco Friendly Features	Herb Garden,Green Zone,Landscaped Gardens

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SIDDHA SKY WADALA PHASE 4

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Siddha Sky Phase 4	7	40	8	2 BHK,3 BHK,4 BHK	320

First Habitable Floor	2nd Floor

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Security Staff
- **Fire Safety :** CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

SIDDHA SKY WADALA
PHASE 4

FLAT INTERIORS

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Configuration	RERA Carpet Range
2 BHK	529 sqft
3 BHK	1043 sqft
4 BHK	1162 sqft

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

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Kitchen Platform
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,False Ceiling,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

SIDDHA SKY WADALA PHASE 4

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 14892402
3 BHK	--	--	INR 29362525
4 BHK	--	--	INR 32712612

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

GST	Stamp Duty	Registration
5%	5%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 0	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,HDFC Bank,ICICI Bank,Kotak Bank,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.

SIDDHA SKY WADALA PHASE 4

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	48
Connectivity	83
Infrastructure	92
Local Environment	80
Land & Approvals	44
Project	65
People	48
Amenities	62
Building	67
Layout	53
Interiors	48
Pricing	40

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Total	**61/100**

SIDDHA SKY WADALA
PHASE 4

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