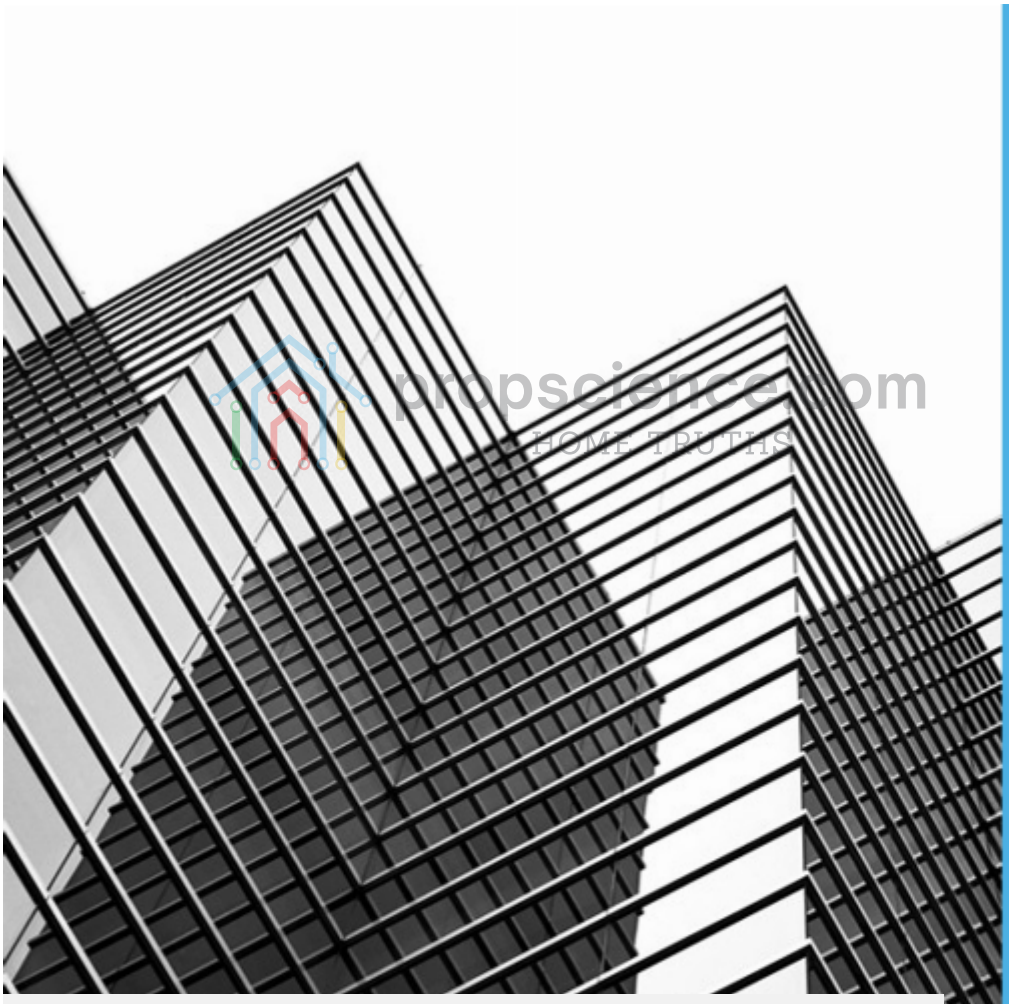
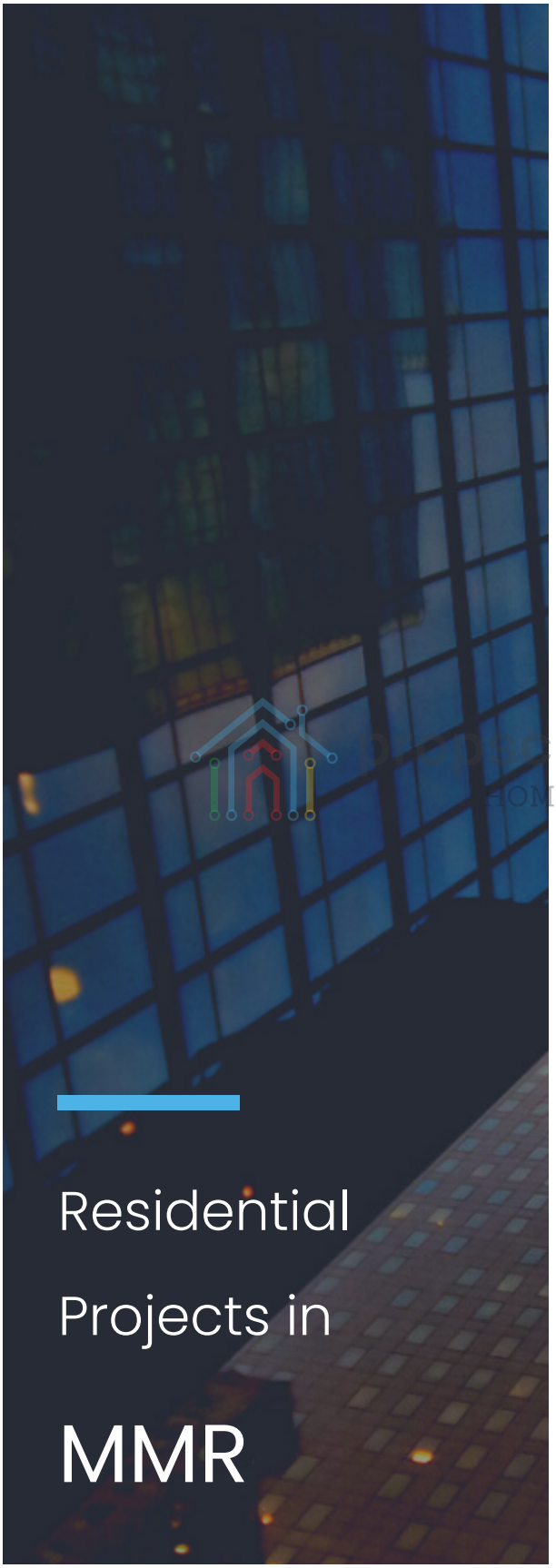
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PROP REPORT



Wadhwa Promenade at The Address

MahaRERA Number : P51800000201



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 Ghatkopar (West). Ghatkopar is a suburb in eastern Mumbai. The area is served by the railway station on the Central Line of the Mumbai Suburban Railway and the metro station on Line 1 of the Mumbai Metro. Ghatkopar West is a prominent residential locality in the eastern suburbs. The locality is dominated by multi- storey apartments. Residential demand in this area is driven by proximity to various employment centres, along with sound connectivity to other areas. It is located in vicinity to major residential and commercial locations of eastern Mumbai.

Post Office	Police Station	Municipal Ward
Ghatkopar West	Ghatkopar Police Station	Ward N

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Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 10 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada, Vile Parle East, Vile Parle, Mumbai, Maharashtra 400099 **10.4 Km**
- Chhatrapati Shivaji Maharaj International Airport **6.4 Km**
- Vikhroli Park Site **650 Mtrs**
- Ghatkopar Metro Station **2.4 Km**
- Ghatkopar Railway Station **2.3 Km**
- Andheri-Ghatkopar Link Road **1.6 Km**
- Sarvodaya Hospital **1.8 Km**
- INDRADEO SINGH INTERNATIONAL SCHOOL, Laxminarayan Ln, opp. Ghatkopar Station, Shival Nagar, CGS Colony, Ghatkopar West, Mumbai, Maharashtra 400086 **1.8 Km**
- R City Mall **300 Mtrs**
- Phoenix Market City **4.9 Km**

WADHWA PROMENADE AT THE ADDRESS

LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2021	1	12

WADHWA PROMENADE AT THE ADDRESS

BUILDER & CONSULTANTS

The Wadhwa Group has a rich history dating back over half a century, built on our customers' and stakeholders' confidence and belief. The group is one of Mumbai's most prominent real estate developers, with current residential, commercial, and township projects totalling to roughly 4.21 million square metres (developed, ongoing, and projected). The group has an advantage over its competitors due to timely project completion, good planning, and design innovation. The company is also well-known for its employee-friendly and professional work environment. Over 20,000+ pleased consumers and 150+ MNC corporate tenants make up the group's clientele today.

Project Funded By	Architect	Civil Contractor
NA	NA	Larsen & Toubro Limited

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WADHWA PROMENADE AT THE ADDRESS

PROJECT & AMENITIES

Time Line	Size	Typography
2019 Ready to move	18 Acre	2 BHK

Project Amenities

Sports	Basketball Court,Multipurpose Court,Squash Court,Tennis Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Mini Theatre,Senior Citizen Zone,Temple,Deck Area,Sit-out Area,Reflexology Park
Business & Hospitality	Banquet Hall,Clubhouse
Eco Friendly Features	Landscaped Gardens

WADHWA PROMENADE AT THE ADDRESS

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Promenade 1	4	22	8	2 BHK	176
Promenade 2	4	22	8	2 BHK	176
Promenade 3	4	22	8	2 BHK	176

Promenade 4	4	22	8	2 BHK	176

First Habitable Floor	Ist Floor

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone
- **Fire Safety :** Sprinkler System
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** NA

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	1110 sqft
2 BHK	1110 sqft
2 BHK	1110 sqft
2 BHK	1110 sqft

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

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Stainless Steel Sink
Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	NA
Technology	NA
White Goods	Modular Kitchen,Geyser,Water Purifier

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 19200000

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

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

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

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Transaction History

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

WADHWA PROMENADE AT THE ADDRESS

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	83
Infrastructure	78
Local Environment	80
Land & Approvals	56
Project	80
People	74
Amenities	64
Building	67
Layout	70
Interiors	60
Pricing	50

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Total	**68/100**

WADHWA PROMENADE AT THE ADDRESS

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