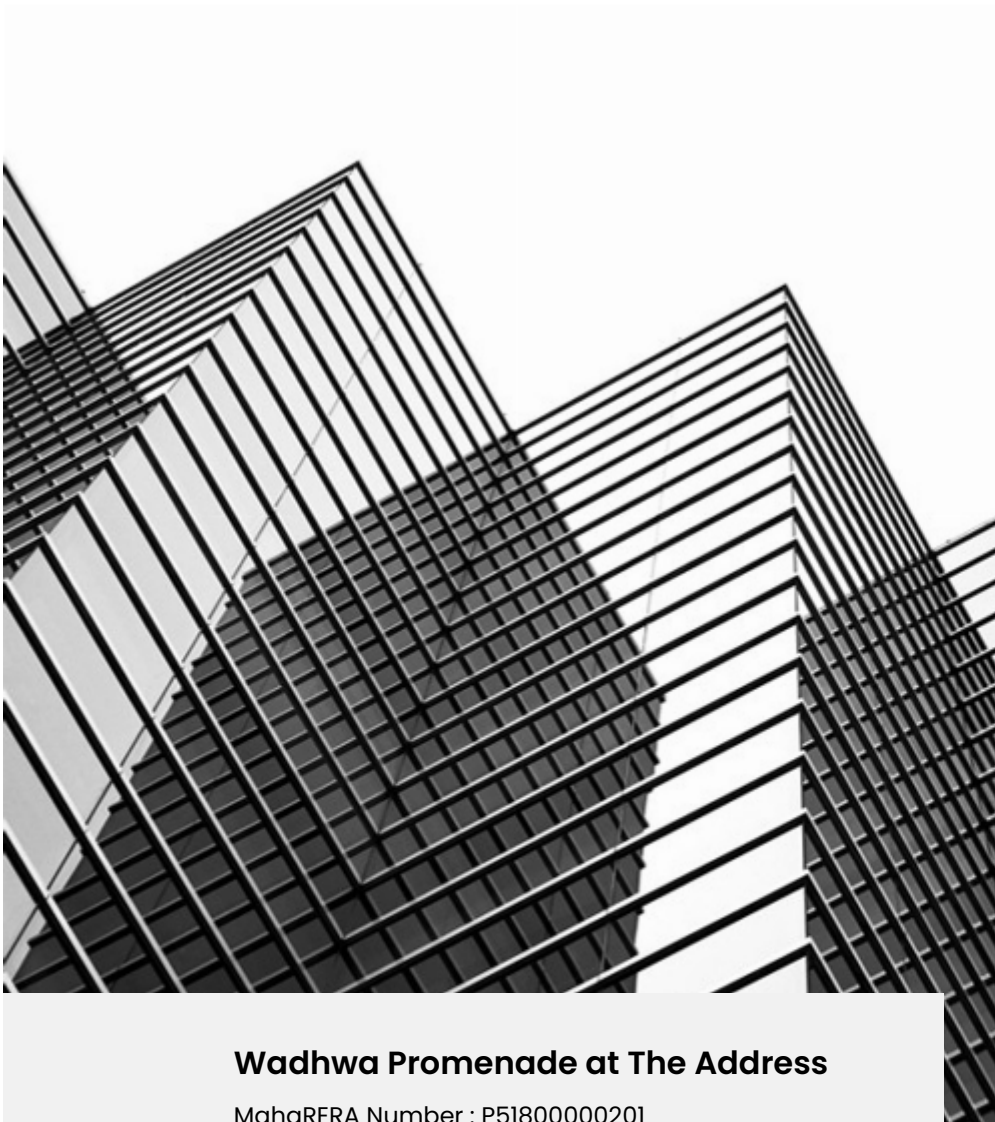


propscience.com

# PROP REPORT



**Wadhwa Promenade at The Address**

MahaRERA Number : P51800000201



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 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         |

### 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**

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WADHWA PROMENADE AT  
THE ADDRESS

## LAND & APPROVALS

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

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# 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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# PROJECT & AMENITIES

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

## Project Amenities

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

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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<br>4        | 4 | 22 | 8 | 2 BHK     | 176 |
| First Habitable Floor |   |    |   | 1st 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 nallas /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         |

|                                |  |
|--------------------------------|--|
| <b>Floor To Ceiling Height</b> | Between 9 and 10 feet                        |
| <b>Views Available</b>         | Open Grounds / Landscape / Project Amenities |

|   |   |
|---|---|
| <b>Flooring</b>                         | Vitrified Tiles, Anti Skid Tiles                              |
| <b>Joinery, Fittings &amp; Fixtures</b> | Sanitary Fittings, Stainless Steel Sink                       |
| <b>Finishing</b>                        | Anodized Aluminum / UPVC Window Frames, Laminated flush doors |
| <b>HVAC Service</b>                     | NA  |
| <b>Technology</b>                       | NA  |
| <b>White Goods</b>                      | 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.



|                   |                        |                      |
|-------------------|------------------------|----------------------|
| <b>GST</b>        | <b>Stamp Duty</b>      | <b>Registration</b>  |
| 0%                | 0%                     | 0                    |
| <b>Floor Rise</b> | <b>Parking Charges</b> | <b>Other Charges</b> |
| NA                | NA                     | NA                   |

|                            |  |
|----------------------------|--|
| <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,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,SBI 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.

| <b>Category</b>             | <b>Score</b> |
|-----------------------------|--------------|
| <b>Place</b>                | 55           |
| <b>Connectivity</b>         | 83           |
| <b>Infrastructure</b>       | 78           |
| <b>Local Environment</b>    | 80           |
| <b>Land &amp; Approvals</b> | 56           |
| <b>Project</b>              | 80           |
| <b>People</b>               | 74           |
| <b>Amenities</b>            | 64           |
| <b>Building</b>             | 67           |
| <b>Layout</b>               | 70           |
| <b>Interiors</b>            | 60           |
| <b>Pricing</b>              | 50           |

**Total**

**68/100**

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