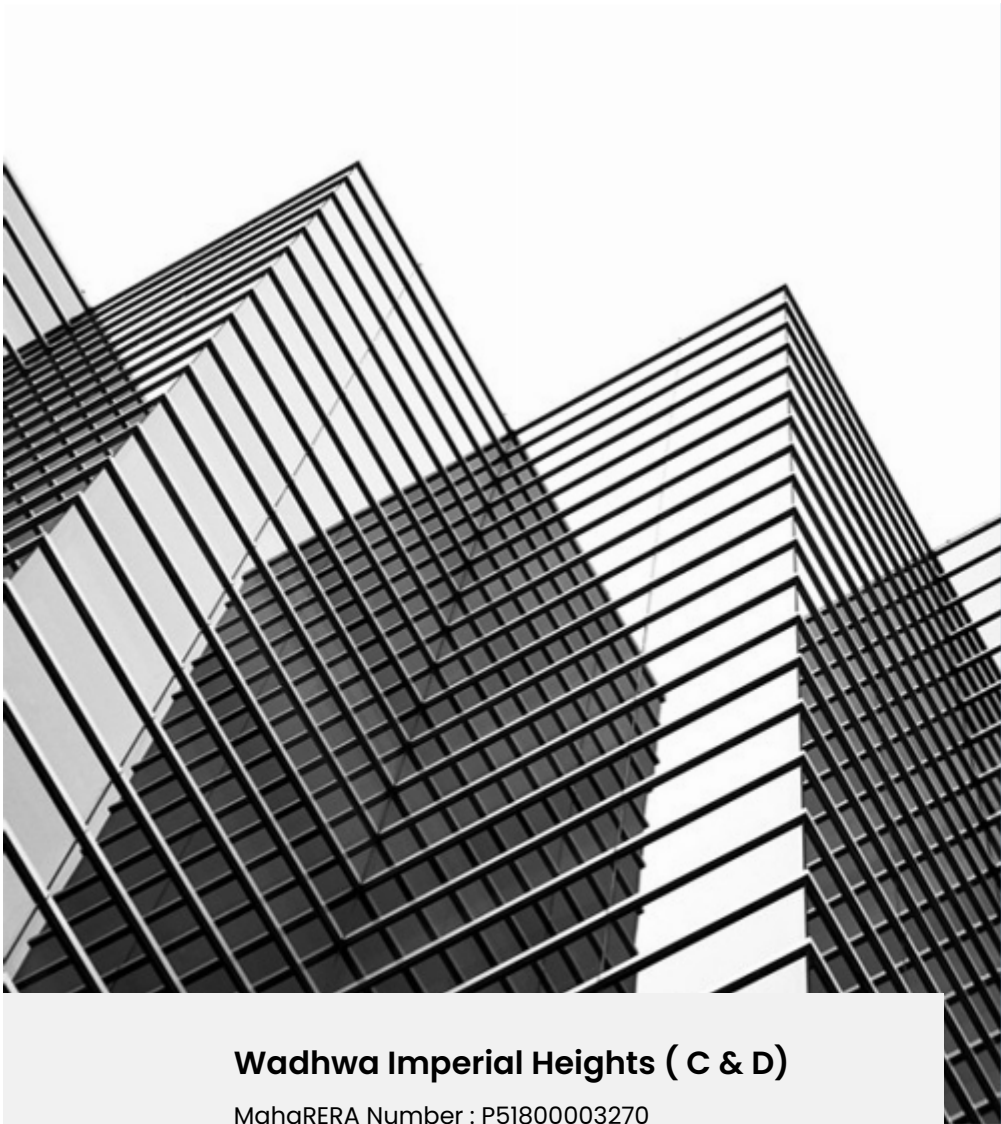


propscience.com

# PROP REPORT



**Wadhwa Imperial Heights ( C & D)**

MahaRERA Number : P51800003270



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 Goregaon (West). Goregaon is a suburb of Mumbai city, in the Mumbai Suburban district. It has a railway station on the Mumbai suburban railway on the Western Line. Goregaon bounds Sanjay Gandhi National Park from the south-western side and is home to the Conservation Education Centre (CEC) run by the Bombay Natural History Society. The area is home to a diverse flora and fauna. Unnat Nagar lii , Sane Guruji Nagar , Kala Galli , Mitha Nagar , Manav Kalyan Tower Chs are the nearby Localities to Goregaon West.

Post Office	Police Station	Municipal Ward
NA	NA	NA

### Neighborhood & Surroundings

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **8.4 Km**
- BEST Nagar **0.1 Km**
- Goregaon Railway Station **2.3 Km**
- Andheri-Malad Link Road **1.0 Km**
- Kokilaben Dhirubhai Ambani Hospital **4.6 Km**
- Ryan Global School **2.8 Km**
- Fun Republic Mall **3.7 Km**

# LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	8	NA

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WADHWA IMPERIAL  
HEIGHTS ( C & D)

# BUILDER & CONSULTANTS

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Wadhwa Regalia is the most recent accomplishment of the Wadhwa Buildcon, one of Mumbai's top real estate developers with more than 8 years of expertise. The Wadhwa Group's amazing portfolio of prominent projects includes residential apartments as well as hotels, commercial buildings, and retail spaces. The group has a reputation for high quality work and prompt delivery.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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WADHWA IMPERIAL  
HEIGHTS ( C & D)

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2021	2.49 Acre	1 BHK,1.5 BHK,2 BHK,2.5 BHK,3 BHK

## Project Amenities

<b>Sports</b>	Multipurpose Court,Tennis Court,Swimming Pool,Jogging Track,Kids Pool,Gymnasium
<b>Leisure</b>	Spa,Library / Reading Room,Senior Citizen Zone,Pet Friendly,Sit-out Area
<b>Business &amp; Hospitality</b>	Restaurant / Cafe,Multipurpose Hall
<b>Eco Friendly Features</b>	Waste Segregation,Landscaped Gardens,Water Storage

WADHWA IMPERIAL  
HEIGHTS ( C & D)

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Imperial Heights Wing C & D	4	47	5	1 BHK,1.5 BHK,2 BHK,2.5 BHK,3 BHK	235

First Habitable Floor	3rd
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## Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

WADHWA IMPERIAL  
HEIGHTS ( C & D)

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	398 sqft

1.5 BHK	484 - 685 sqft
2 BHK	713 - 1030 sqft
2.5 BHK	839 - 1005 sqft
3 BHK	1068 - 1277 sqft

<b>Floor To Ceiling Height</b>	NA
<b>Views Available</b>	NA

<b>Flooring</b>	Vitrified Tiles,Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform
<b>Finishing</b>	Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

WADHWA IMPERIAL  
HEIGHTS ( C & D)

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1.5 BHK	--	--	INR 9680000 to 13700000
1 BHK	--	--	INR 7960000
2 BHK	--	--	INR 14300000 to 20600000
2.5 BHK	--	--	INR 16800000 to 20100000
3 BHK	--	--	INR 21400000 to 25500000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges



NA	INR 0	INR 0
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<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	Axis Bank,DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd

**Transaction History**

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

WADHWA IMPERIAL  
HEIGHTS ( C & D)

# 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
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<b>Place</b>	55
<b>Connectivity</b>	83
<b>Infrastructure</b>	50
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	56
<b>Project</b>	60
<b>People</b>	46
<b>Amenities</b>	62
<b>Building</b>	53
<b>Layout</b>	42
<b>Interiors</b>	53
<b>Pricing</b>	30
<b>Total</b>	<b>52/100</b>

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