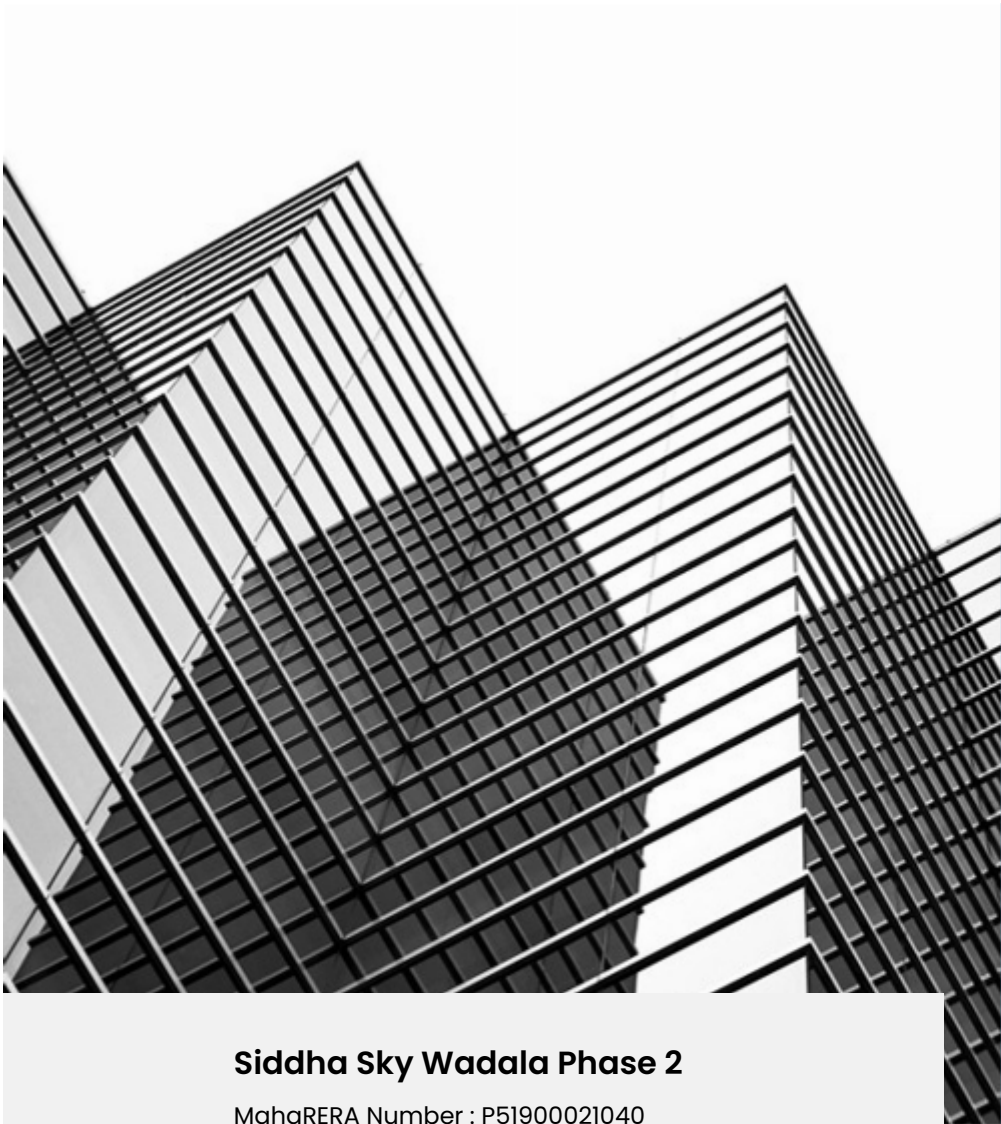


propscience.com

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

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

Project Amenities

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

SIDDHA SKY WADALA PHASE 2	
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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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

2 BHK

RERA Carpet Range

704 - 1050 sqft

Floor To Ceiling Height

Between 9 and 10 feet

Views Available

Road View / No View

Flooring

Marble Flooring,Vitrified Tiles

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

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,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.

Category	Score
Place	48
Connectivity	83
Infrastructure	92
Local Environment	90
Land & Approvals	44
Project	71
People	48
Amenities	54
Building	71
Layout	53
Interiors	70
Pricing	40

Total

63/100

SIDDHA SKY WADALA

PHASE 2

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