

THE RIGHT TIME
& THE BEST
OPPORTUNITY
IS HERE

PANVEL
PLAN WELL **NOW**

A 200+ Acre Integrated Township

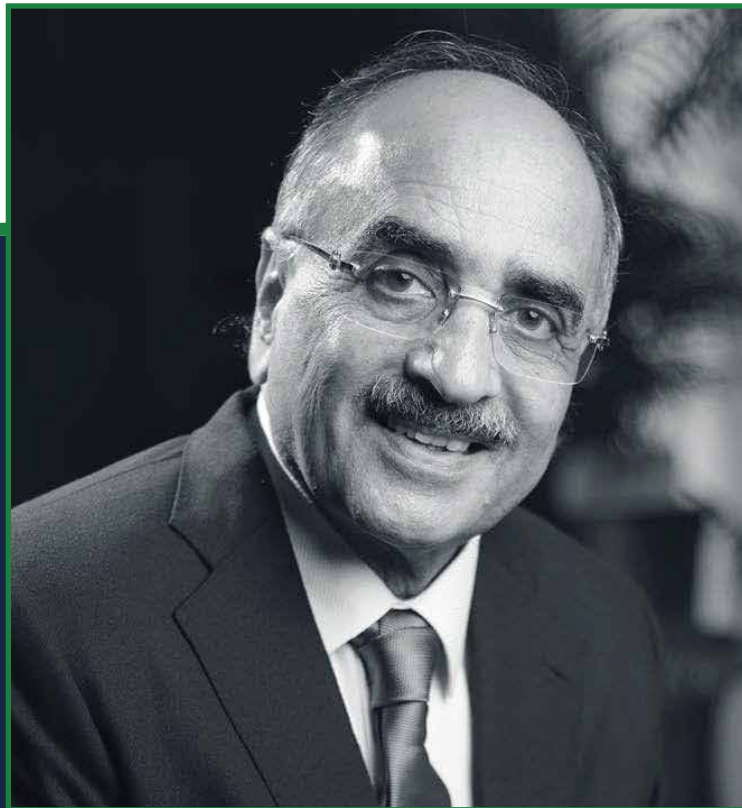
Apartments | Villas | Plots | Senior Living | Retail | School | ISKCON Temple | Eco Park



MR. VIJAY WADHWA'S VISION

Wadhwa Wise City is spread over 450 acres, and currently being developed is an integrated township project of 200+ acres, where we promise a living experience like no other. We aim to provide this at a location that promises sustainability, good health, convenience & connectivity, along with clean air, best AQI and green surroundings; all in one place. The government's strong focus on infrastructure makes Panvel close to Mumbai and an ideal place for realizing this vision.

With Mumbai bursting at its seams, and demand for a better quality of life close to nature rising, Panvel has emerged as the new residential hotspot for modern urban living.



OUR ICONIC LANDMARKS

Prabhadevi | Matunga | BKC | Powai

Andheri | Goregaon | Kandivali | Borivali

Chembur | Ghatkopar | Mulund | Thane | Vashi | Panvel



Pristine,
Matunga

Platina,
BKC

Anmol Fortune,
Goregaon

Capital,
BKC

Aquaria Grande,
Borivali

W54,
Matunga

Solitaire,
Powai



MUMBAI, A METROPOLIS THAT IS GETTING DENSER DAY-BY-DAY

Mumbai, is highly overpopulated, with clogged highways and blocked views, resulting in people seeking a better quality of life in the suburbs.

SECOND MOST POPULATED

metropolitan of India
(21.3 million)
source: Times of India

<1 ACRE OPEN-SPACE

per 1000 people,
(norm is 4 acres)
source: ThisBigCity.net

HIGHEST CAR DENSITY

1500 VEHICLES
PER KM
source: Times of India

WORST AIR QUALITY IN THE COUNTRY

source: Times of India

42% OF THE POPULATION LIVE IN SLUMS

source: wilsoncenter.org

MOST EXPENSIVE

Housing market
source: qz.com

NOISIEST CITY

In India
source: Times of India

MAXIMUM COMMUTE TIME

source: financialexpress.com

5000+ PASSENGERS IN TRAINS WITH CAPACITY OF 1800 PASS.

source: socialcops.com

WHY NAVI MUMBAI?



Navi Mumbai is a well-planned city with excellent rail, road, water and upcoming air connectivity



The upcoming airport and several infrastructure developments has had a positive impact on the property prices in this region



This location has emerged as a premium living destination and a fabulous investment opportunity

WHY PANVEL?



The hidden gem of nature amidst an infra boom, from where Mumbai is accessible in just 40 mins



Panvel is at the epicenter of growth in Mumbai's suburbs, as the government has placed a strong emphasis to develop infrastructure in this region



CONNECT TO EVERYTHING; MISS OUT ON NOTHING

Mumbai Trans-Harbour Link
Operational Dec 2023





-  MTHL (Sewri-Nhava Sheva)
-  Mumbai-Pune Expressway
-  Proposed Virar-Alibaug Multimodal Corridor
-  Sion-Panvel Expressway Widening
-  Panvel Karjat Local Train Corridor
-  Mumbai - Navi Mumbai Metro
-  Navi Mumbai Airport Influence Notified Area (NAINA)
-  Chirle to Mumbai - Pune Expressway

PANVEL AN IDEAL LOCATION FOR YOU TO BUY NOW WHICH IS AT THE EPICENTRE OF AN INFRA BOOM

WADHWA WISE CITY PANVEL

Connectivity to CST & Local suburban stations of MMR
OPERATIONAL 2025

MTHL (Sewri-Nhava Sheva)
40 Mins to Wadhwa Wise City
OPERATIONAL DEC 2023

OPERATIONAL 2024

Old Mumbai-Pune Highway
To Pune

To Alibaug

To Coa

**MTHL- EXPRESSWAY CONNECTOR
EXPECTED COMPLETION - 2025**

An Elevated Corridor that connects the MTHL from Chirle Exchange to Mumbai-Pune Expressway



**MUMBAI TRANS-HARBOUR LINK
EXPECTED COMPLETION - DEC 2023**

Linking South Mumbai Via MTHL in 40 Mins



**NAVI MUMBAI INTERNATIONAL AIRPORT
EXPECTED COMPLETION - 2024**

Live in proximity to MMR Region's Upcoming International Airport



NAVI MUMBAI MUNICIPAL TRANSPORT (NMMT)

Buses for daily commute at regular intervals via Wadhwa Wise City to various transport hubs like Belapur Railway Station, Panvel Bus Station & Karjat ST Stand

METRO GOLD LINE 8 CONNECTING MMR'S EXISTING & UPCOMING INTERNATIONAL AIRPORTS

Convenient Connectivity to entire MMR Region via Metro in your vicinity



UPCOMING VIRAR-ALIBAUG MULTIMODAL CORRIDOR

Seamless Connectivity between Navghar in Virar to Chirner near MTHL

1st Ring Road of Mumbai in the near future with one of the entry adjacent to Wadhwa Wise City



CST-PANVEL-KARJAT LOCAL TRAIN LINE EXPECTED COMPLETION - 2025

Suburban Railway Connectivity to entire MMR from Mohape Station which is just 1.5 km from Wadhwa Wise City



WATER TAXI

Operational to & fro from Belapur to Gateway of India
Reach Gateway of India in 75 minutes from Wadhwa Wise City



OTHER INFRA DEVELOPMENTS

JNPT (Nhava Sheva Port)

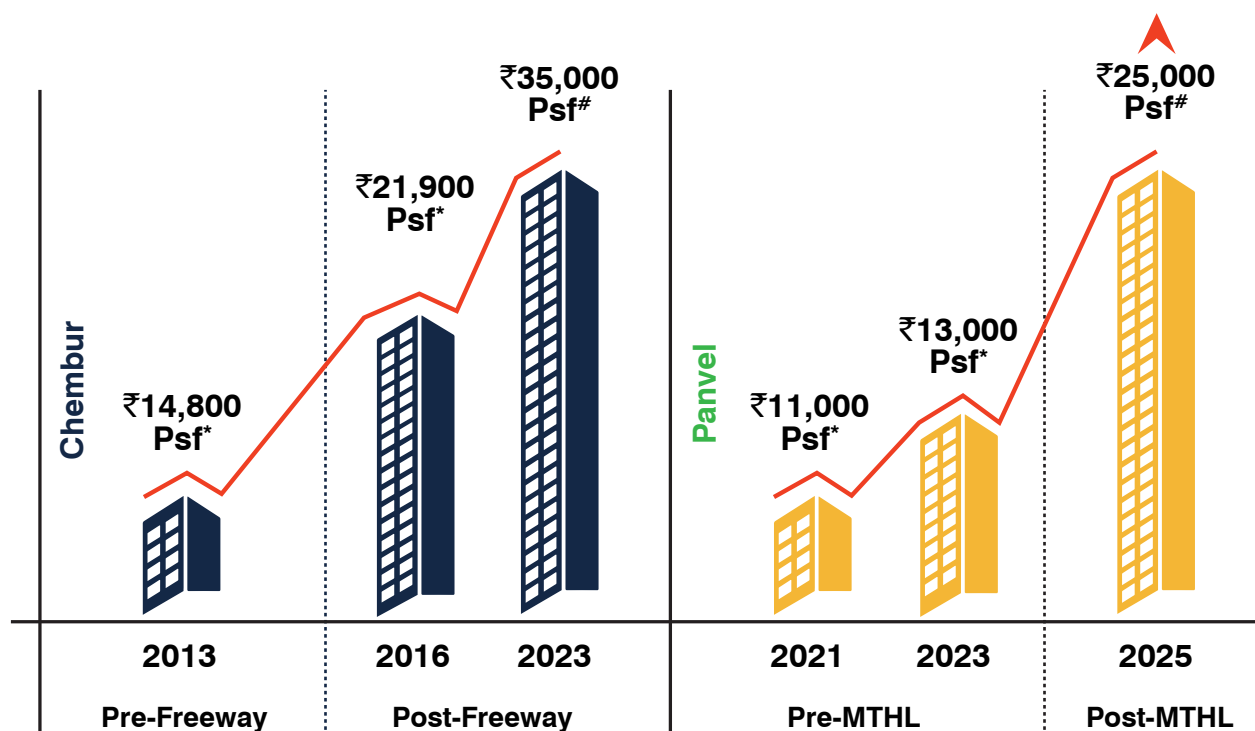
Second largest container handling Port in India
A major economic growth driver for the area
Nhava Sheva Port 20 Mins form Wadhwa Wise City

Growth Centres

Major Growth Centres identified by Cidco adjacent to the Township
Focus to develop Commercial & Logistic Hubs Like CBD & BKC

THE PERFECT TIME & PLACE FOR A WIN-WIN INVESTMENT

Wadhwa Wise City is Panvel's premier township, where you can explore a lucrative investment opportunity. It's the ideal place to live for people wanting a high quality of life and a good return on investment due to its proximity to major infrastructure developments and modern conveniences.



*Source - 99 Acres
#TWG - Chembur Transacted Prices

*Source - 99 Acres
Estimated Growth Trajectory

**ESTIMATED PANVEL PRICES POST MTHL
& OTHER INFRA COMPLETION**



Disclaimer: This is a proposed layout. The orientation may change subject to approvals from competent authority.



WHY WADHWA WISE CITY?

- ▶ An exclusive township of 200+ acres filled with wonders of modern lifestyle close to nature
- ▶ Conveniences of Retail & Health Care (Apollo Clinic) facilities
- ▶ Fr. Agnel School within the township
- ▶ Hare Krishna Temple to lead a spiritual life on a daily basis
- ▶ 9.6-acre Eco Park for a Healthy Lifestyle & Adventure Activities surrounded by 53000 acres of Green Zone
- ▶ Exclusive amenities like Clubhouse, Green Open Spaces and many other recreational facilities

GREEN ZONE

- ▶ Surrounded by 53000 Acres of Lush Greenery
- ▶ Best AQI in the MMR Region
- ▶ Pristine Views of Prabalmachi Hills
- ▶ 70% Open Spaces Dedicated to Parks, Playgrounds & Greens
- ▶ Experience perennial waterfalls during monsoon





ECO PARK

- ▶ Upcoming - Phase I Spread Across 9.6 Acres, surrounded by 53,000 Acres of Lush Greenery
- ▶ Phase II - 8 Acres Proposed
- ▶ Amenities in a safe & natural environment:
 - Nature Trails
 - Open Gym
 - Jungle Trails
 - Yoga/meditation Zone
 - Gazebo
 - Kids' Play Area
 - Adventure Activities
 - Parks
 - Lawns/herbs Garden

HARE KRISHNA TEMPLE

- ▶ Celebrate the joy of devotion
- ▶ Free Membership for Residents
- ▶ ~43,000 sq.ft. space for Peace & Serenity





RETAIL PLAZA

- ▶ Dedicated 50000 sq.ft. of Retail Space
- ▶ Multiple Convenience Stores
- ▶ Fulfilling your daily needs right where you live
 - Convenience & Departmental Stores
 - Pharmacy
 - Laundry
 - Apollo Clinic
- ▶ Other Retail Outlets in Close Proximity of Wadhwa Wise City
 - D Mart
 - Reliance Smart Point (Palaspe Junction)
 - Orion Mall
 - K Mall

FR. AGNEL SCHOOL

- ▶ Preferred admission for Residents
- ▶ CBSE Board
- ▶ Starting Academic Year 2024-25
- ▶ KG - STD V
- ▶ Approx 5 acres of Playgrounds for Sports Activities
- ▶ Well-known for its Academics, Sports Programs & other extra curricular activities
- ▶ Other Schools in Close Proximity of Wadhwa Wise City
 - St. Wilfred School
 - DAV Public School
 - DPS Panvel
 - J.H. Ambani School





HEALTH CARE

- ▶ Apollo Clinic to ensure Quick & Easy access to Health Care
- ▶ Senior Care Services from **Primus Swarna** accessible to all Residents
- ▶ Other Health Care Facilities in Close Proximity of Wadhwa Wise City
 - Dhirubhai Ambani Hospital
 - Lifeline Hospital
 - Chattrapati Shivaji Maharaj Hospital
 - Gandhi Hospital

TRANSPORTATION HUB

- ▶ Easy Access to E-Scooter, Cycles and Autorickshaw stand to commute to **Mohape Station** (which is at a distance of 1.5 km from Wadhwa Wise City) **Chikhale Station**, adjoining areas & within the township
- ▶ NMMT Buses at regular intervals coming within the township for easy commute to Belapur Railway Station, Panvel Bus Station & Karjat ST Stand





LIVE LIKE ROYALTY CLUB - HAVEN

- ▶ A Nature-embracing Clubhouse spread across 1.8 acres as an extension of the 9.6 acre Eco Park
- ▶ International-Standard Sports Academies
- ▶ Amenities for your Comfort & Needs



Rock Climbing



Jogging Track



Gymnasium



Multipurpose Hall



Squash Court



Yoga Lawn



Kids' Play Area



Amphitheatre



Swimming Pool



Indoor Badminton Court



Senior Citizens' Area



Party Lawn



Café



Indoor Games Room

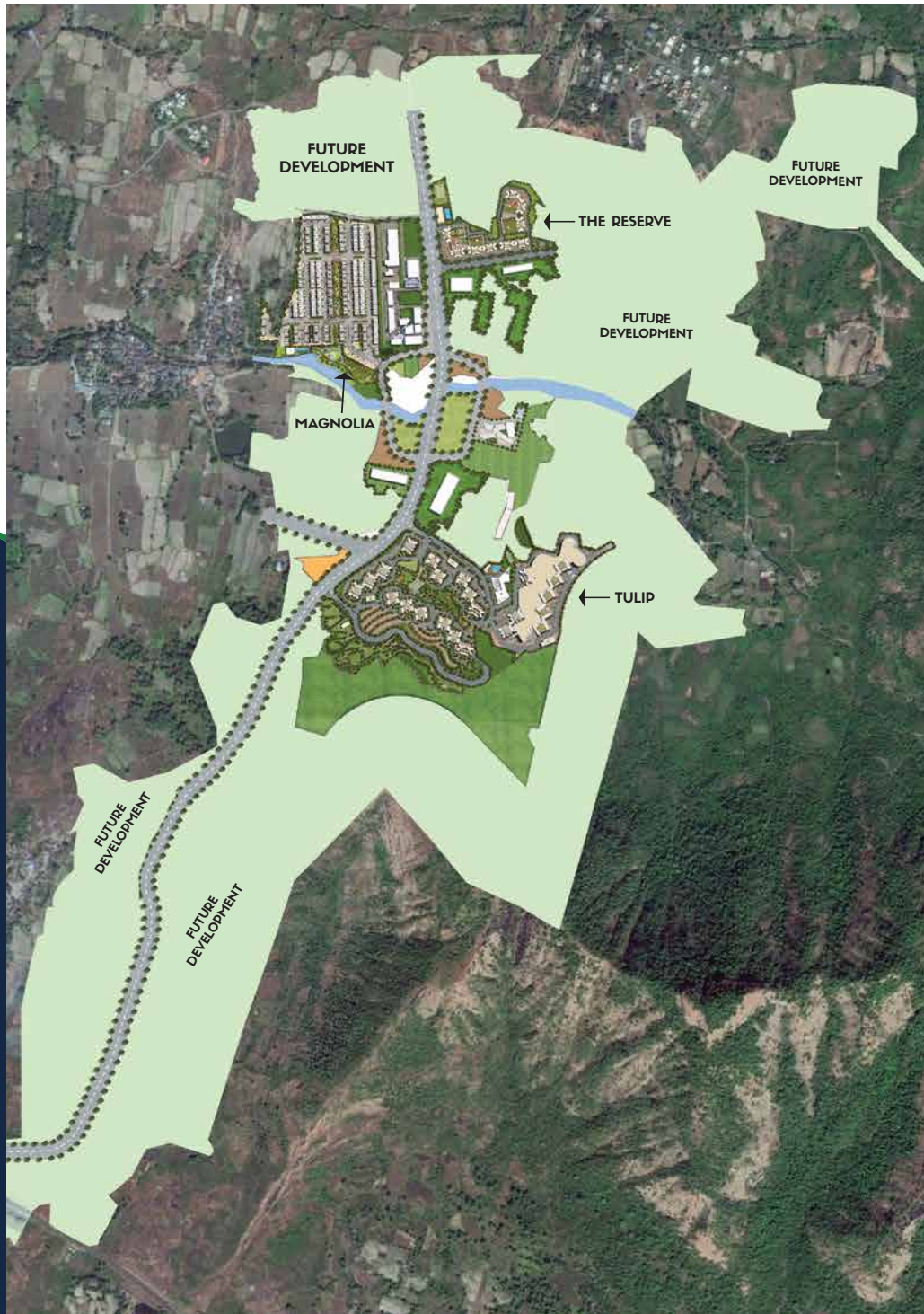


Central Greens

A WELL-PLANNED INTEGRATED TOWNSHIP

- ▶ 24 X 7 assured water supply (1 Megalitre per day sanctioned by MJP)
- ▶ 16.5 MVA electrical supply already sanctioned by MSEDCL
- ▶ High speed Broadband and VAS services by RAILTEL, exclusively for the Township
- ▶ State-of-the-art 18 mtr wide road with cycling track already built within the Township
- ▶ Fire Station & Police Station ensuring safety & security





MASTER PLAN - WADHWA WISE CITY

450 Acres - Land Parcel

200+ Acres - Currently being developed









Integrated Township under CIDCO- NAINA

MASTER PLAN - TULIP



LEGEND

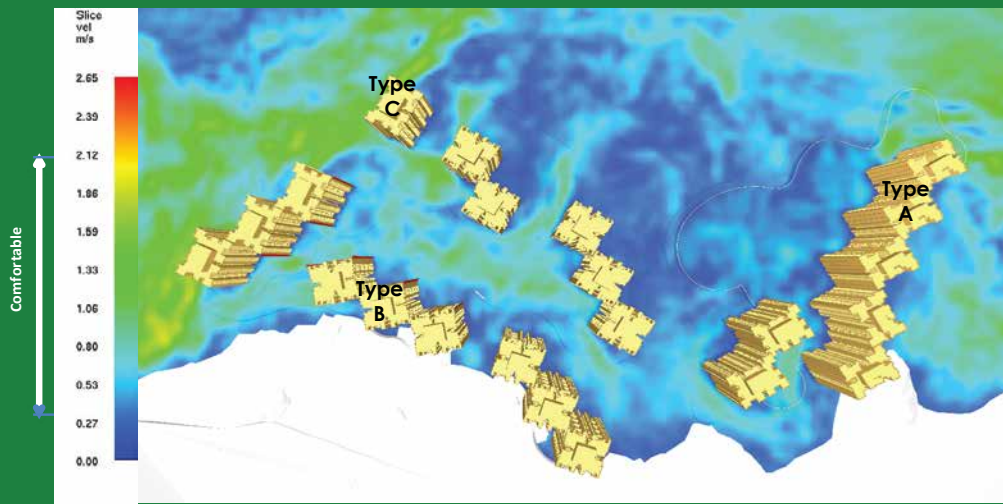
- 1 ENTRY TO BUILDING / DROP OFF
- 2 JOGGING TRACK
- 3 PLAY AREA FOR KIDS
- 4 SITTING AREA WITH PERGOLA
- 5 OUTDOOR GYM / HEALTH ZONE
- 6 MULTIPURPOSE COURT / BASKET BALL / FOOTBALL
- 7 AMPHITHEATRE
- 8 VOLLEYBALL COURT
- 9 YOGA LAWN
- 10 PARKING ZONE
- 11 PODIUM PARKING
- 12 SUBSTATION
- 13 TOWN LEVEL CLUB HOUSE
- 14 SEWAGE TREATMENT PLANT

-  TYPE A
-  TYPE B
-  TYPE C
-  TYPE D
-  TYPE E
-  TYPE F
-  TYPE G
-  TYPE H

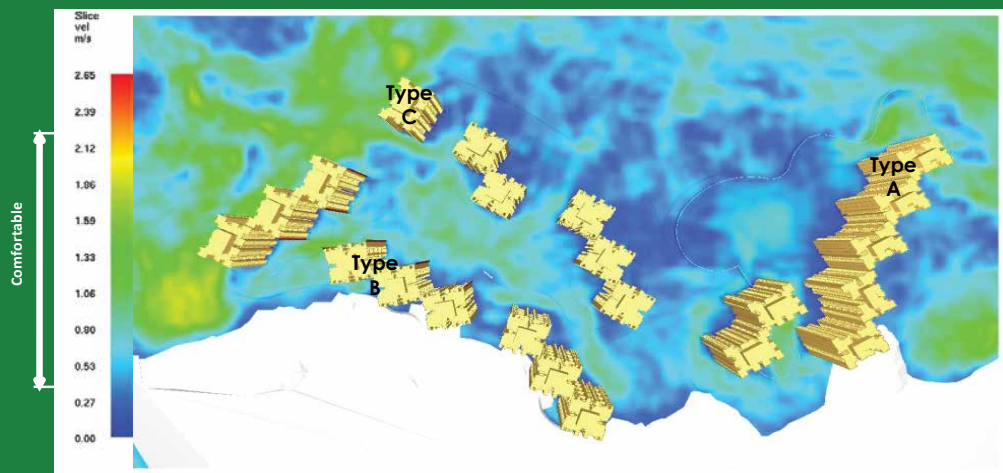


WIND PATH ANALYSIS

Wind Path Analysis During Summer

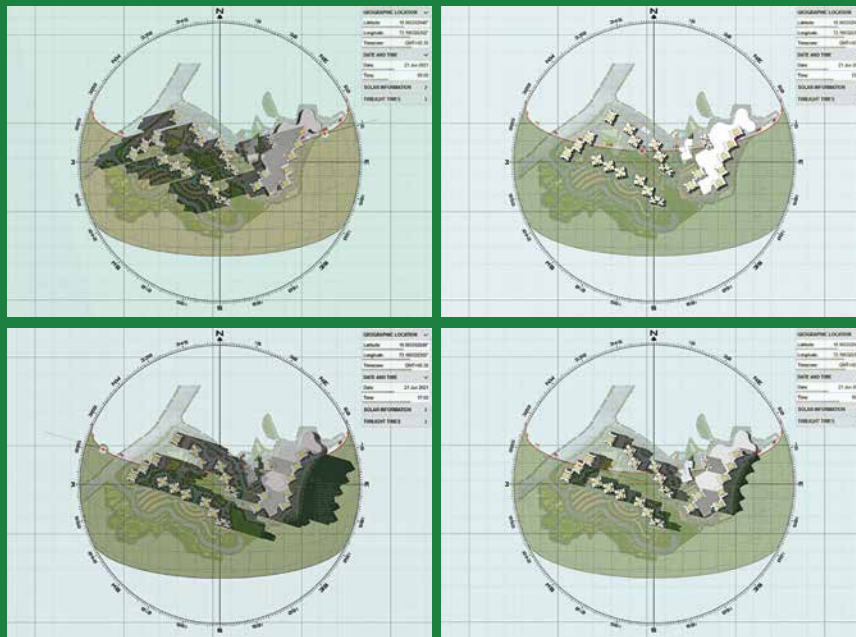


Wind Path Analysis During Winter

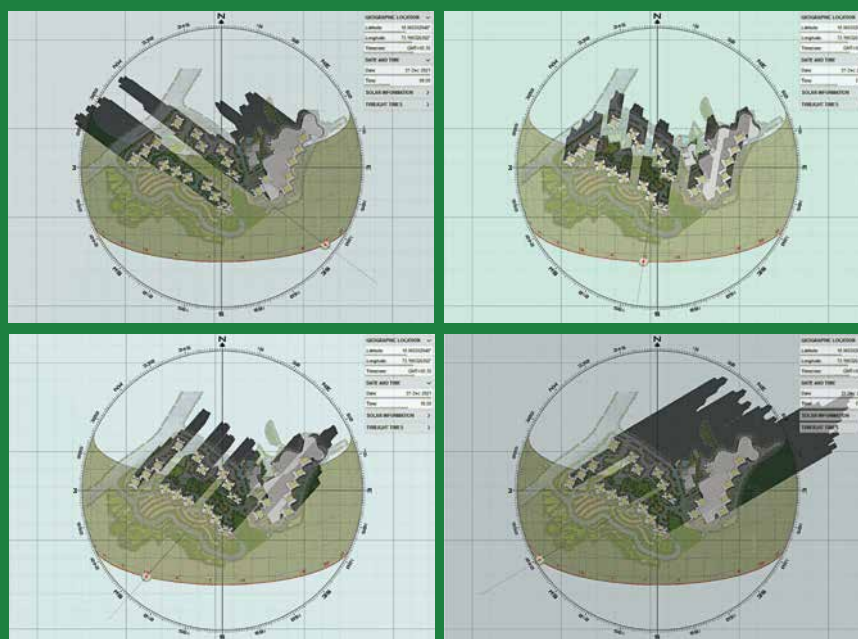


SUN PATH ANALYSIS

Sun Path Analysis During Summer



Sun Path Analysis During Winter



A WELL-DESIGNED HOME FOR PURPOSEFUL LIVING

The Wadhwa Group believes in a certain construction philosophy that puts your overall well-being at the heart and centre of its endeavours. That's why our unique designed philosophy VentilIt is used in designing all our projects. This ensures that every home is blessed with ample natural light, maximum height, superior cross-ventilation and good views.



AIR
LIGHT
HEIGHT

OUR UNIQUE DESIGN
PHILOSOPHY

VENTILIT™



Higher ceilings



Ample natural light



Superior cross-ventilation



AMENITIES
FOR ALL AGE GROUPS

YOGA LAWN

REJUVENATE YOUR MIND,
BODY & SOUL





KIDS' PLAY AREA

**MEMORIES YOUR LITTLE ONE'S
WILL CHERISH FOR A LIFETIME**

NATURE TRAILS

CONNECT WITH NATURE AND
LEAD A HEALTHY LIFESTYLE





MULTIPURPOSE COURT

BRING OUT THE ATHLETE WITHIN YOU

CHESS PLAZA

LIVE LIFE KING SIZE





OPEN GYM

WORKOUT WITH A BREATH OF FRESH AIR

A TOWNSHIP WITH CHOICES

Now, you can choose the lifestyle that best suits your needs and desires with a plethora of options available at Wadhwa Wise City. You can opt for a luxurious private villa, perfect for those who crave privacy and exclusivity. If you want to build your dream home from scratch, you can choose the spacious plots option. And for those looking for a comfortable and peaceful senior living experience, **Primus Swarna** offers world-class amenities and care.

INDEPENDENT HOUSES

MAGNOLIA

LUXURIOUS 3 & 4 BED VILLAS

A 16 acre wonder of pure luxury, surrounded by 53000 acres of greenery, at Magnolia you are truly residing in the lap of nature. An Exclusive Clubhouse, Private Terrace overlooking the mighty Prabalmachi hills, Private Parking space and Central Landscaped Greens are just few perks of the Villa life reserved for the select few.





PLOTTED DEVELOPMENT THE RESERVES

An opportunity to own a piece of land, in Mumbai. Imagine enjoying the best of every world. Imagine owning a land within Mumbai and being surrounded by 53000 acres of lush greenery, cascading waterfalls and all the finest luxuries and amenities that only a few have access to.

SENIOR LIVING PRIMUS SWARNA

SPACIOUS 1 & 2 BED HOMES

At Primus Swarna, be a part of a link-minded community in an Integrated Township spread over 200+ acres. Homes here are designed with Age-friendly features in towers exclusively designated for Seniors. Primus Swarna provides services to give the best of Care & Comfort to Elders, with 24 X 7 In-House Emergency Medical Care and access to renowned Health Centres in the vicinity.



FLOOR PLAN - TULIP

Tower A1, A2, A3, A4 Typical Floor Plan

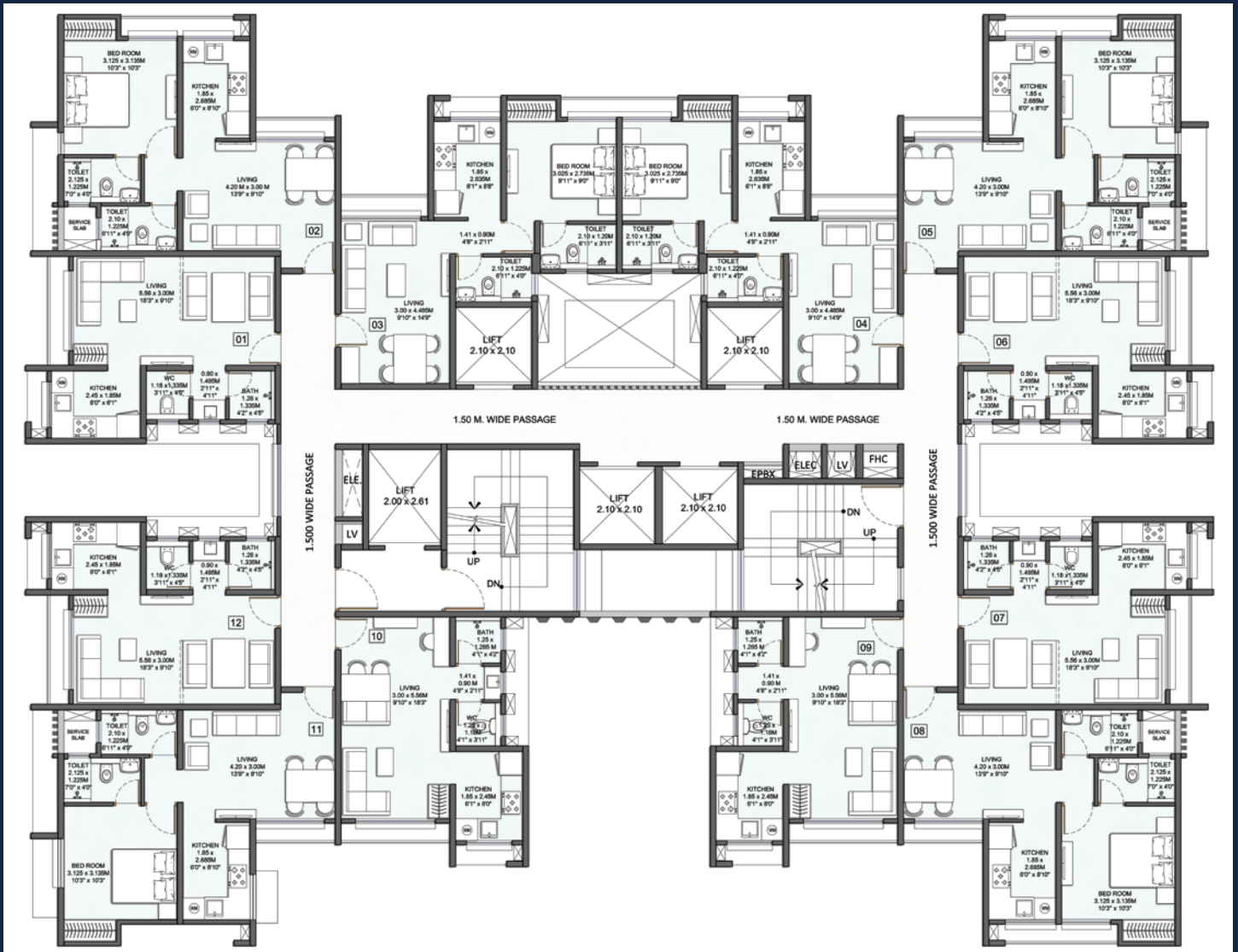


METICULOUSLY PLANNED DESIGN USP'S:

- Efficient interior Space Planning | Zero wastage in passage to Maximise Room Sizes
- | Cupboard Niche in bedroom offering Unobstructed Room Floor Space |
- Windows with Large Height maximising Natural Light |
- Meticulously Designed Kitchen with dedicated space for washing machine |
- Cross-Ventilation in apartments ensuring natural comfort conditions inside apartment

FLOOR PLAN - TULIP

Tower D1, D3, D4 Typical Floor Plan

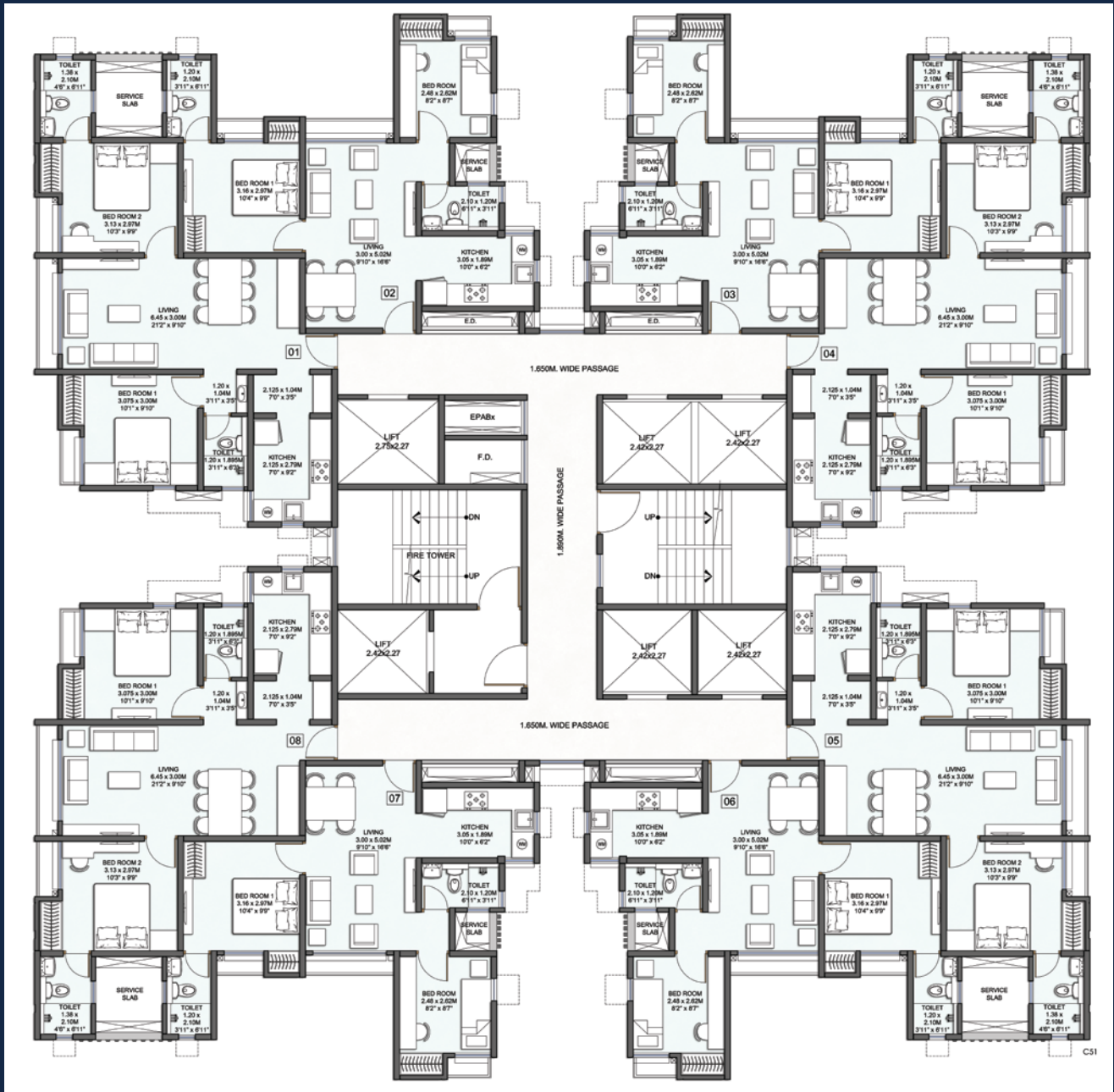


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FLOOR PLAN - TULIP

Tower F3, F4 Typical Floor Plan



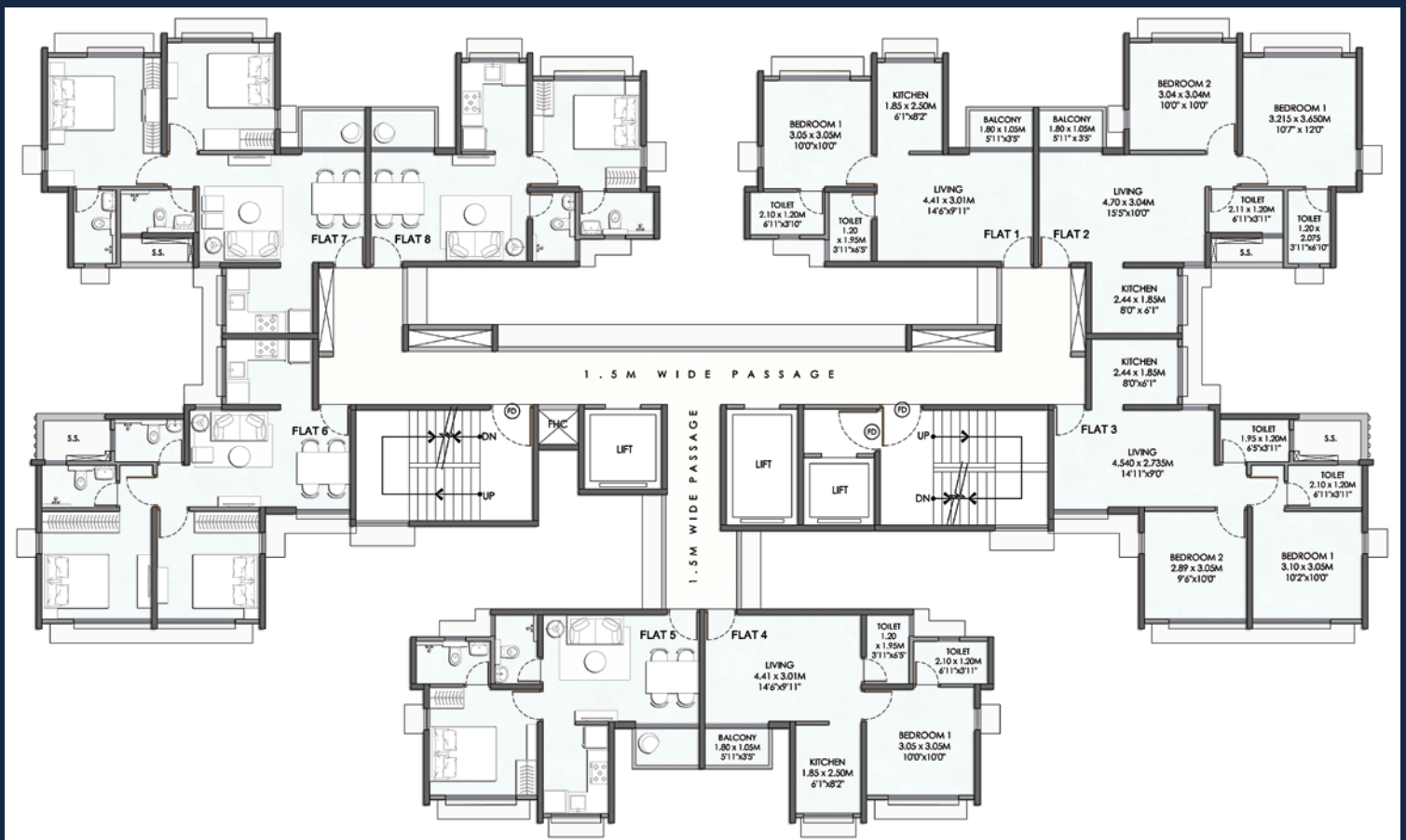
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FLOOR PLAN - TULIP

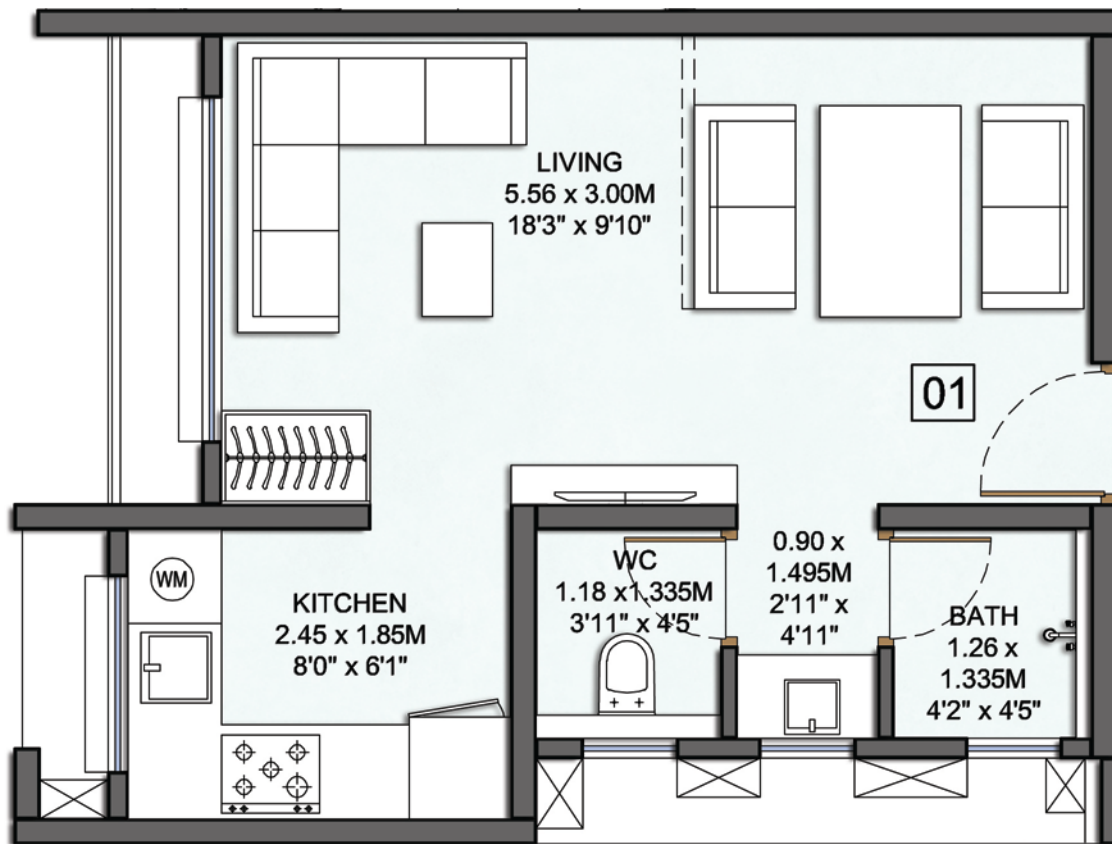
Tower C3, F2 Typical Floor Plan



METICULOUSLY PLANNED DESIGN USP'S:

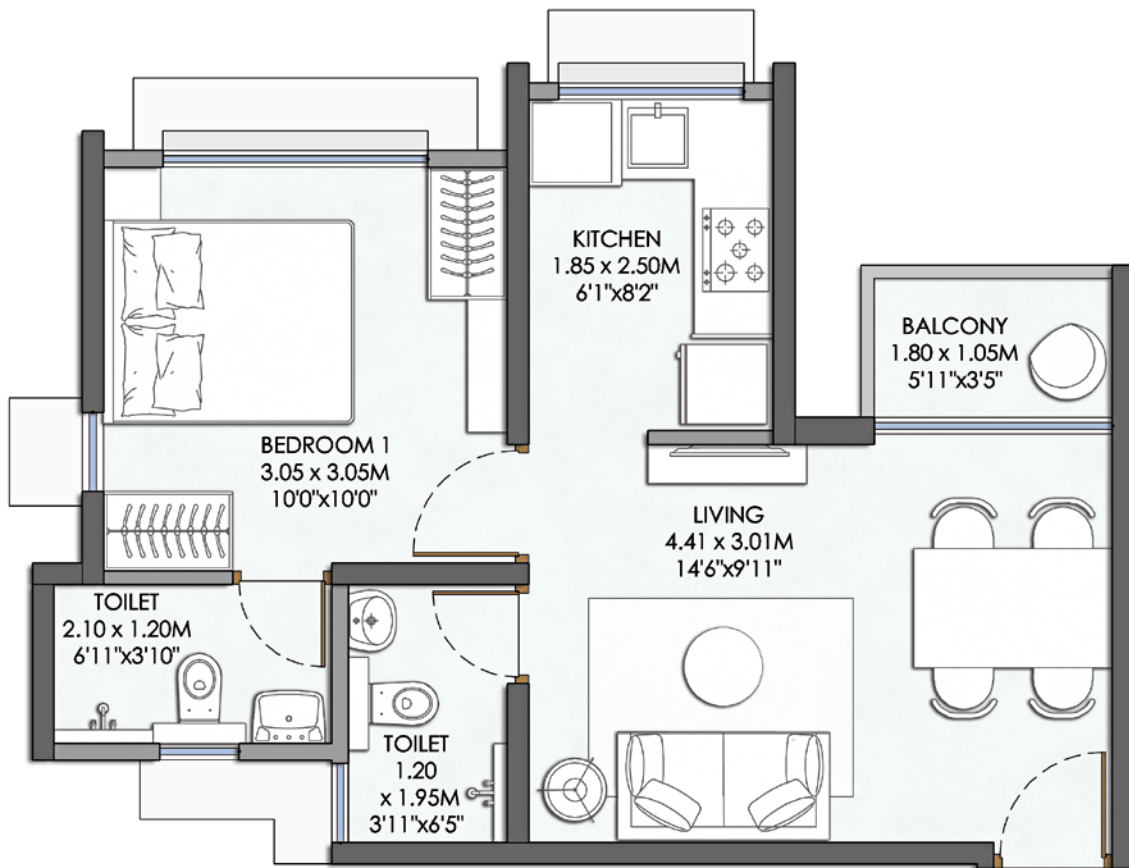
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- Cross-Ventilation in apartments ensuring natural comfort conditions inside apartment

UNIT PLAN - TULIP



Studio RERA Carpet Area - 27.21 Sq.Mt. (293 Sq.Ft.)

UNIT PLAN - TULIP



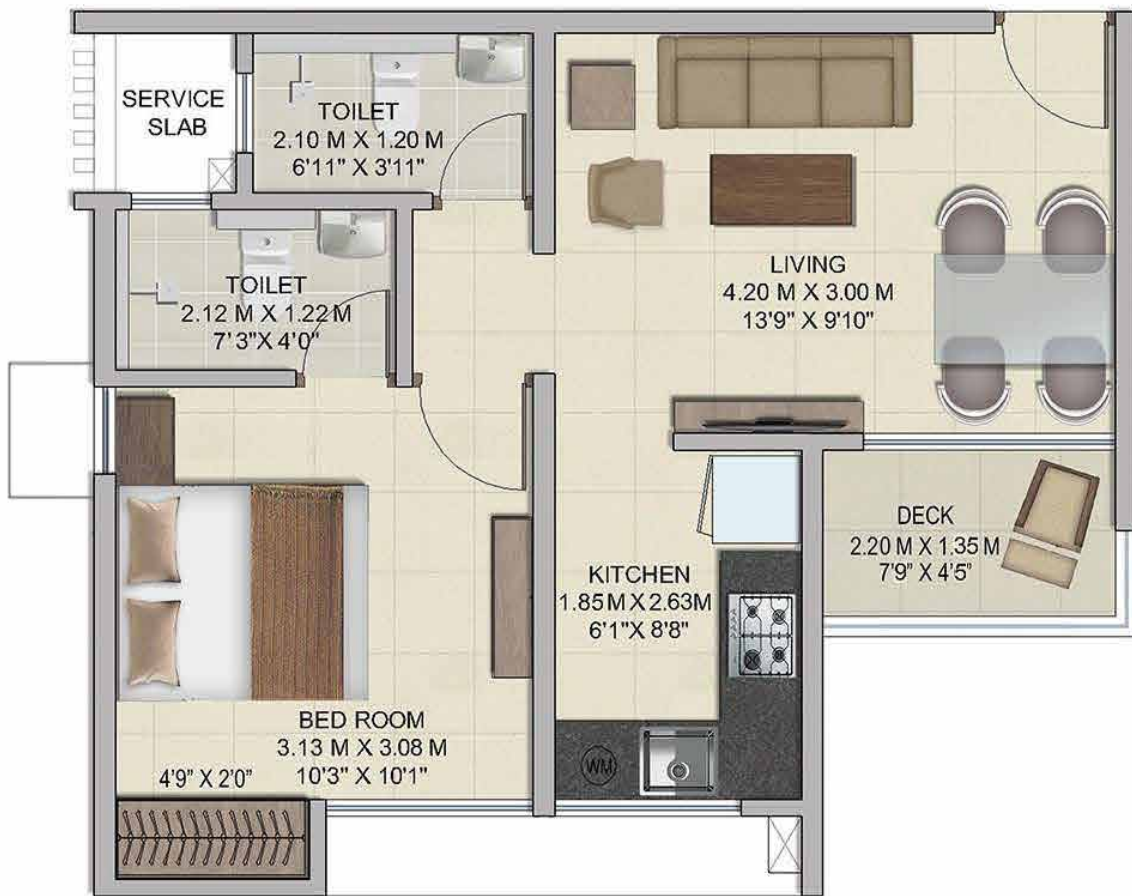
1 BHK RERA Carpet Area - 34.05 Sq.Mt. (366.51 Sq.Ft.)
+ Balcony : 1.89 Sq.Mt. (20.34 Sq.Ft.) = 387 Sq.Ft.

UNIT PLAN - TULIP



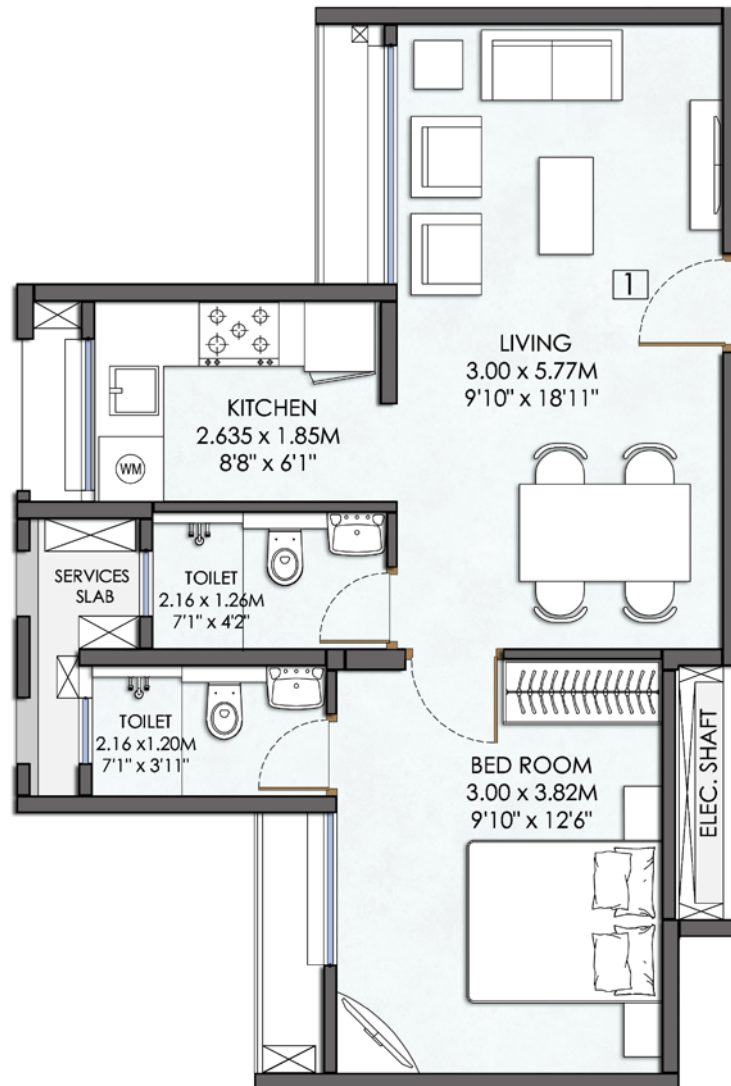
1 BHK RERA Carpet Area - 36.25 Sq.Mt. (390 Sq.Ft.)

UNIT PLAN - TULIP



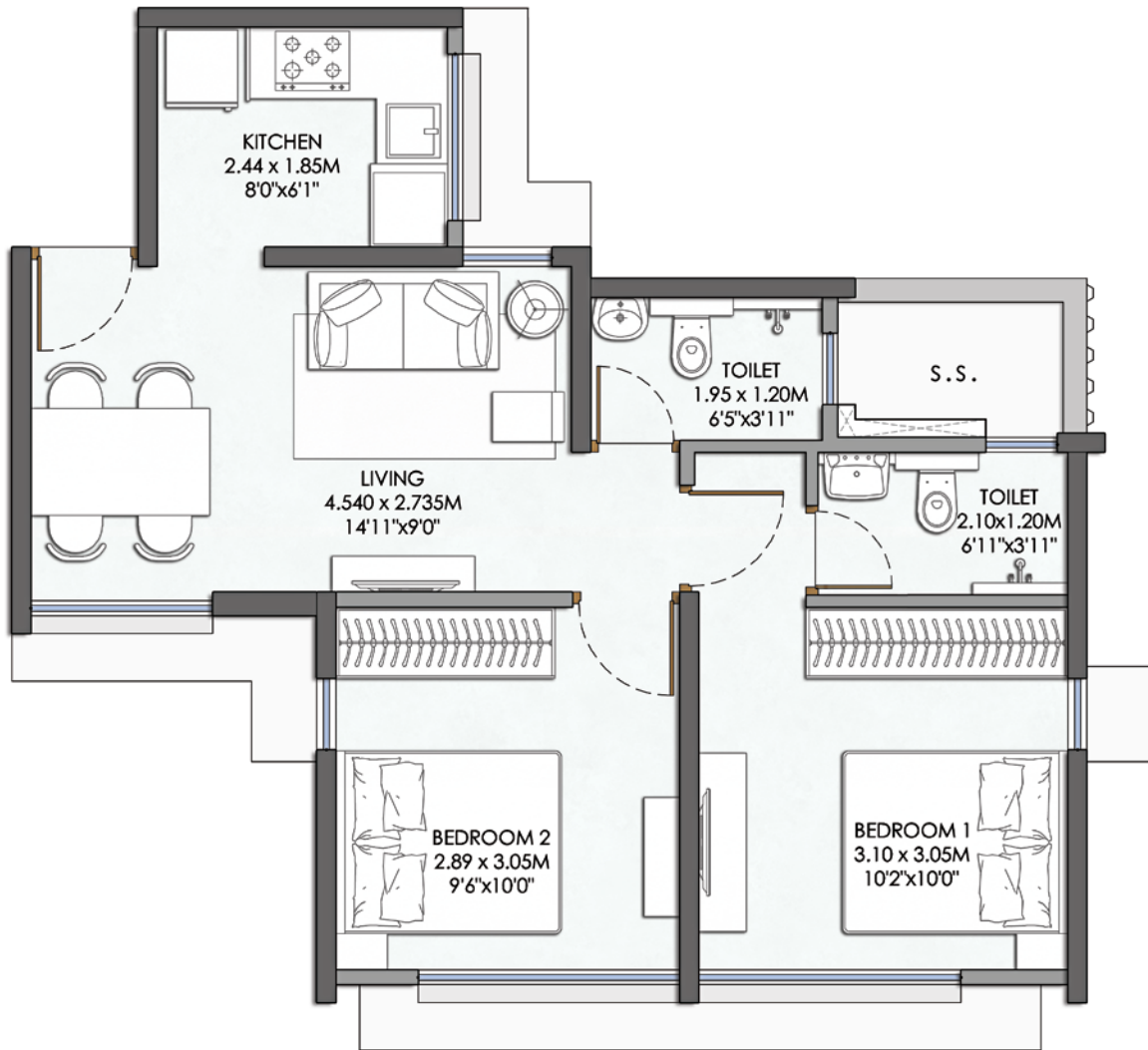
1 BHK RERA Carpet Area - 36.15 Sq.Mt. (389 Sq.Ft.)
+ Balcony : 3.17 Sq.Mt. (34 Sq.Ft.) = 423 Sq.Ft.

UNIT PLAN - TULIP



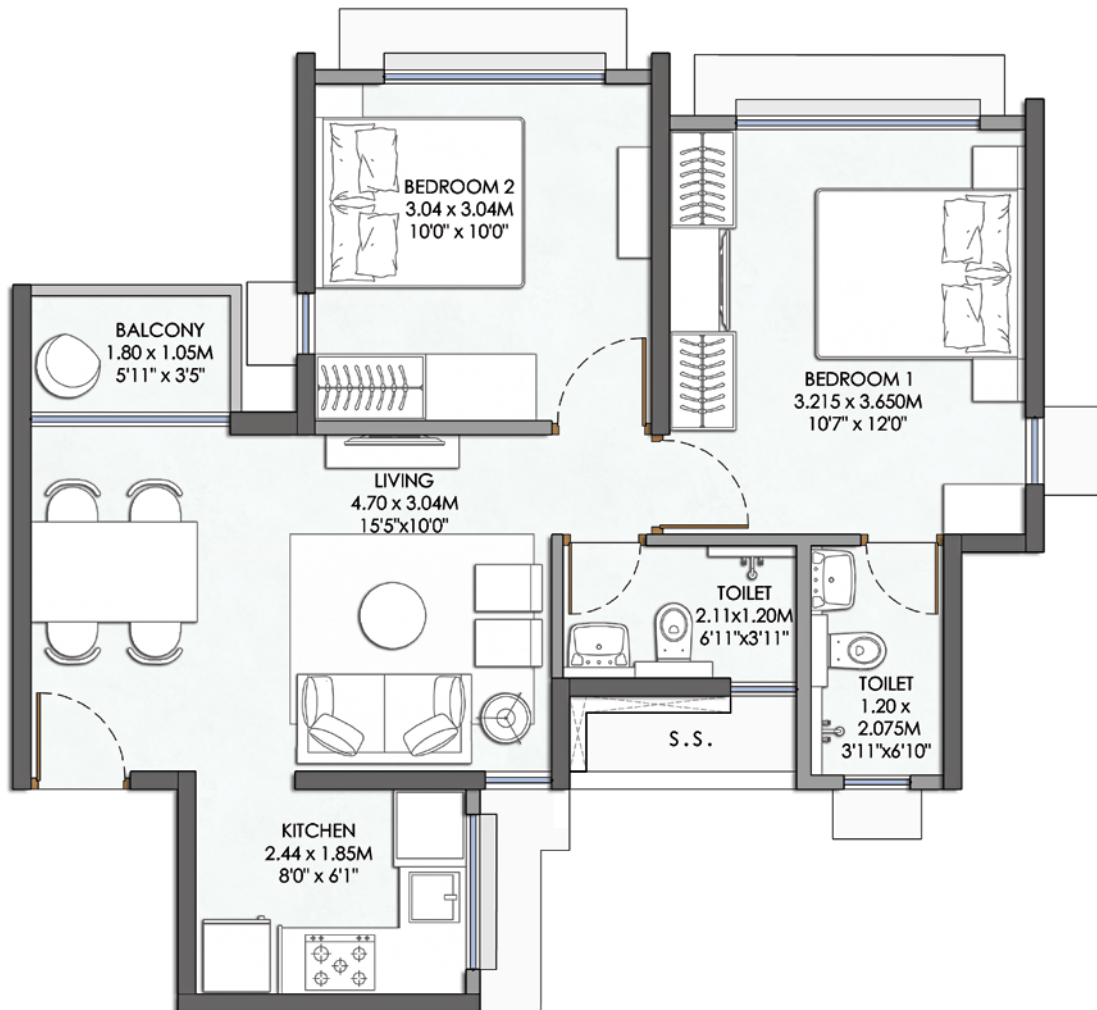
1 BHK RERA Carpet Area - 40.44 Sq.Mt. (435 Sq.Ft.)

UNIT PLAN - TULIP



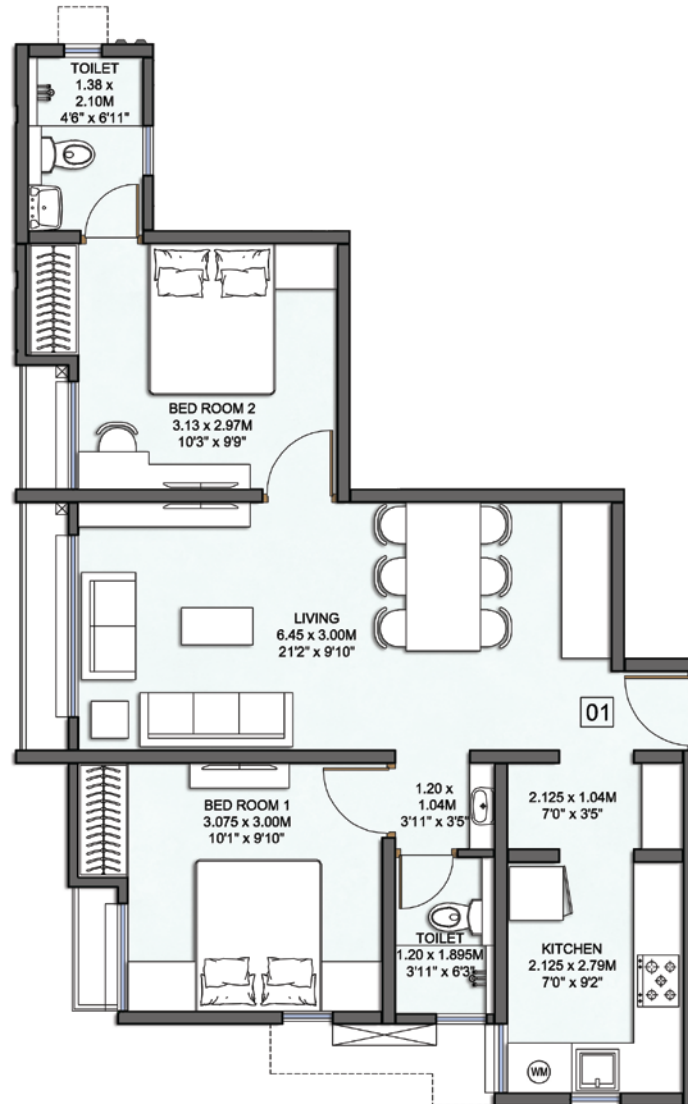
2 BHK RERA Carpet Area - 44.75 Sq.Mt. (481.69 Sq.Ft.)

UNIT PLAN - TULIP



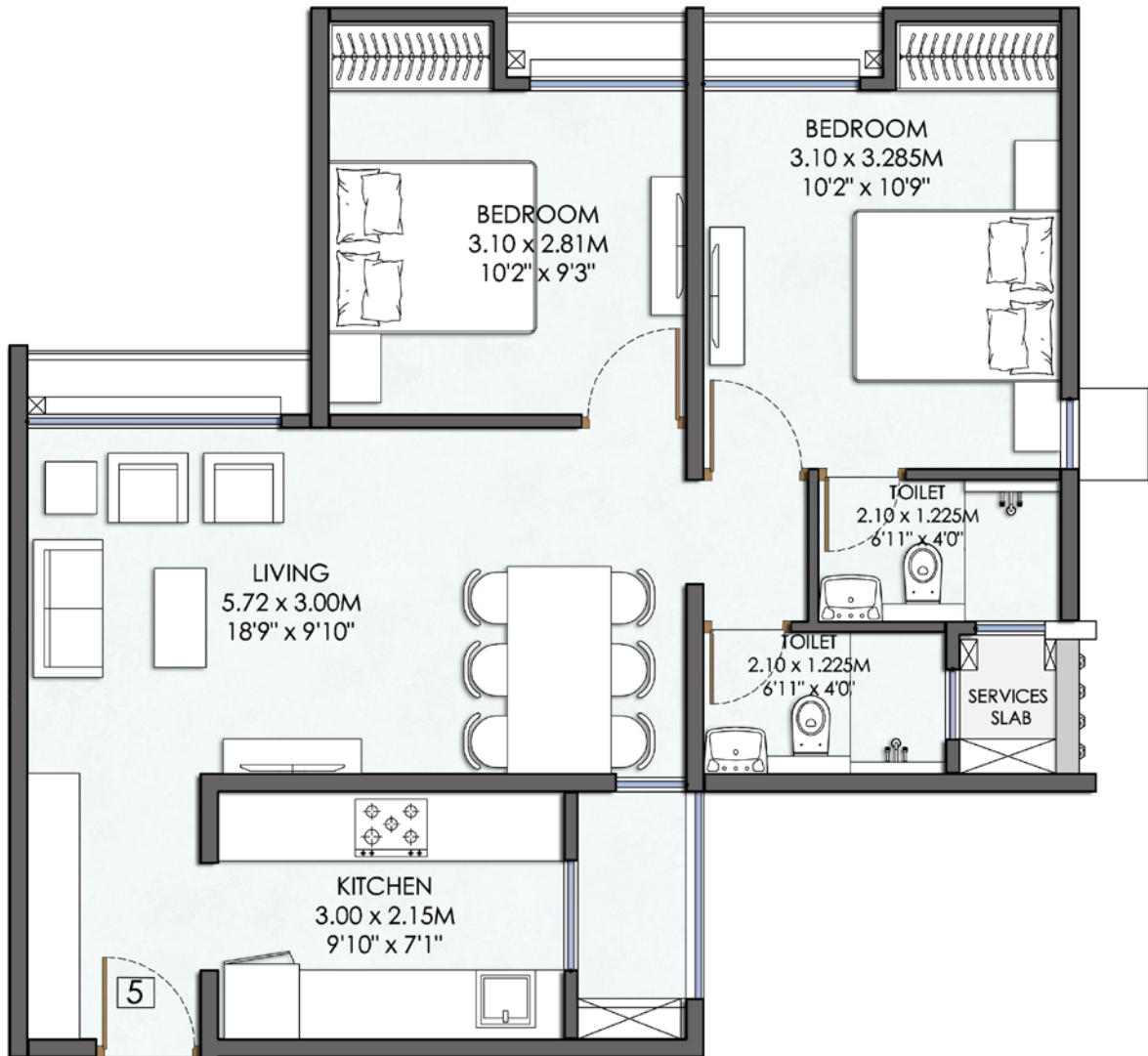
2 BHK RERA Carpet Area - 48.12 Sq.Mt. (517.96 Sq.Ft.)
+ Balcony : 1.89 Sq.Mt. (20.34 Sq.Ft.) = 538 Sq.Ft.

UNIT PLAN - TULIP



2 BHK RERA Carpet Area - 58.32 Sq.Mt. (628 Sq.Ft.)

UNIT PLAN - TULIP



2 BHK RERA Carpet Area - 59.41 Sq.Mt. (639 Sq.Ft.)

WHY BUY TODAY?

1st Integrated Township Plan under NAINA
(Navi Mumbai Airport Influence Notified Area)
surrounded by multiple Growth Centres

Strong focus by the Government to develop
infrastructure around the region

Retail, School, Temple, Health Care, Eco Park,
Shuttle service, Sports Facility, 20+ Lifestyle Amenities
for all age groups, all within the township

Best AQI, surrounded by 53,000 acres of Lush Greens

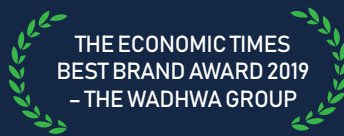
Strategically located in close proximity to upcoming infra
developments - Mumbai Trans-Harbour Link,
Navi Mumbai Airport, CSTM-Panvel-Karjat Local Train Corridor,
MTHL - Expressway Connector, Multimodal Corridor and JNPT
Port. Huge potential of price appreciation

Close proximity (1.5 km) to Mohape Station on
Panvel-Karjat track

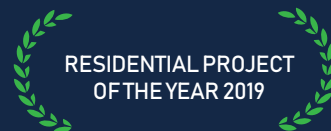
NMMT buses at regular intervals to and fro from
Wadhwa Wise City to Belapur Station/Karjat ST Stand

Free hold land

50% Stamp Duty Waiver



Iconic Upcoming Township
Wadhwa Wise City, Panvel



W54 - BAM AWARDS



Green Buildings Excellence Award -
The Capital, BKC



Best Performance Driven Digital Campaign
of the Year - Wadhwa Wise City



RECOGNITIONS



Best Luxury Residential Property
Developer - The Wadhwa Group



Best Performance Driven Digital Campaign of the Year
- Wadhwa Wise City Launch Campaign



Best Amenities Project of the Year - Mid segment -
completed - Promenade at The Address



Outstanding Contribution
to the Facade Industry



Corporate Website Successful use
of Technology for User Experience

 WADHWA
WISE CITY
P A N V E L

www.WadhwaWiseCity.in

Site Address: Wadhwa Wise City, Old Mumbai-Pune Highway, Bhingarwadi, Panvel - 410206.

Vashi Sales Office: The Wadhwa Group, 16th Floor, Vishwaroop IT Park, Near Raghuleela Mall, Vashi Station Road, Navi Mumbai - 400703.

Corporate Office: Plot No. C-59, 3rd Floor, Platina, G Block, BKC, Bandra East, Mumbai - 400098, Maharashtra.

 MahaRERA Regd. No. P52000021106, P52000020812, P52000021081 | Website: <http://maharera.mahaonline.gov.in>

Disclaimer: The information provided in this advertisement, including all pictures, images, plans, drawings, amenities, dimensions, elevations, illustrations, facilities, features, specifications, other information, etc. mentioned are indicative of the kind of development that is proposed and are subject to the approval from the competent authorities. The taxes are as per prevalent rules & regulations and subject to change in case of change in rules & regulations. Pictures, visuals, perspective views of the building, model, furniture and maps are as per architectural drawings and the same shall be constructed subject to approvals of competent authorities and shall be in compliance of RERA Act and Rules and Regulations. Township will be developed in Phases as per the registrations with RERA and other details which will be updated on RERA Website from time to time. All images are representative/artist's impression. All amenities & facilities mentioned are proposed/being developed subject to approvals of competent authorities.

Project is mortgaged to



Other KI Bani