

WHY.WHAT.WHERE.WHEN.
WADALA

A story of
unprecedented growth & progress



CONTENTS

04 WHO IS ABOUT TO ENTER WADALA

THE RAYMOND REALTY STORY

12 WHY WADALA IS IN THE NEWS

APPRECIATION • GROWTH • OPPORTUNITY

18 WHAT IS DRIVING WADALA'S GROWTH

CONNECTIVITY • CONVENIENCE • CENTRALITY


26 WHERE WADALA IS HEADING IN THE FUTURE

PROJECTIONS • POSSIBILITIES • PROGRESS



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**NOW
LIVE IT.**



A LEGACY OF CRAFTSMANSHIP. NOW SHAPING REAL ESTATE.

Raymond Realty stands for more than real estate — it stands for refinement, reliability, and responsibility.

With decades of trust behind the Raymond name, our developments are built on the pillars of design integrity, craftsmanship, and transparency.

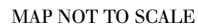
BRAND TRUSTED
OVER 100 YEARS

5TH LARGEST
REAL ESTATE COMPANY IN MMR

IMPRESSIVE REAL ESTATE
TRACK RECORD
IN JUST 5 YEARS

EVERY 3RD HOME SOLD
IN BANDRA AND THANE
IS A RAYMOND REALTY

**TOTAL
REVENUE
POTENTIAL
~₹40,000 CR**



UPCOMING PROJECTS

**THE NEXT
CHAPTER OF
MUMBAI'S
GROWTH STORY.**

WADALA

From the makers of timeless living spaces comes a new vision — crafted for the city's next hub of connection, commerce, and culture.

Welcome to the address of tomorrow.

WHY?

GOOD TODAY. GREAT TOMORROW.

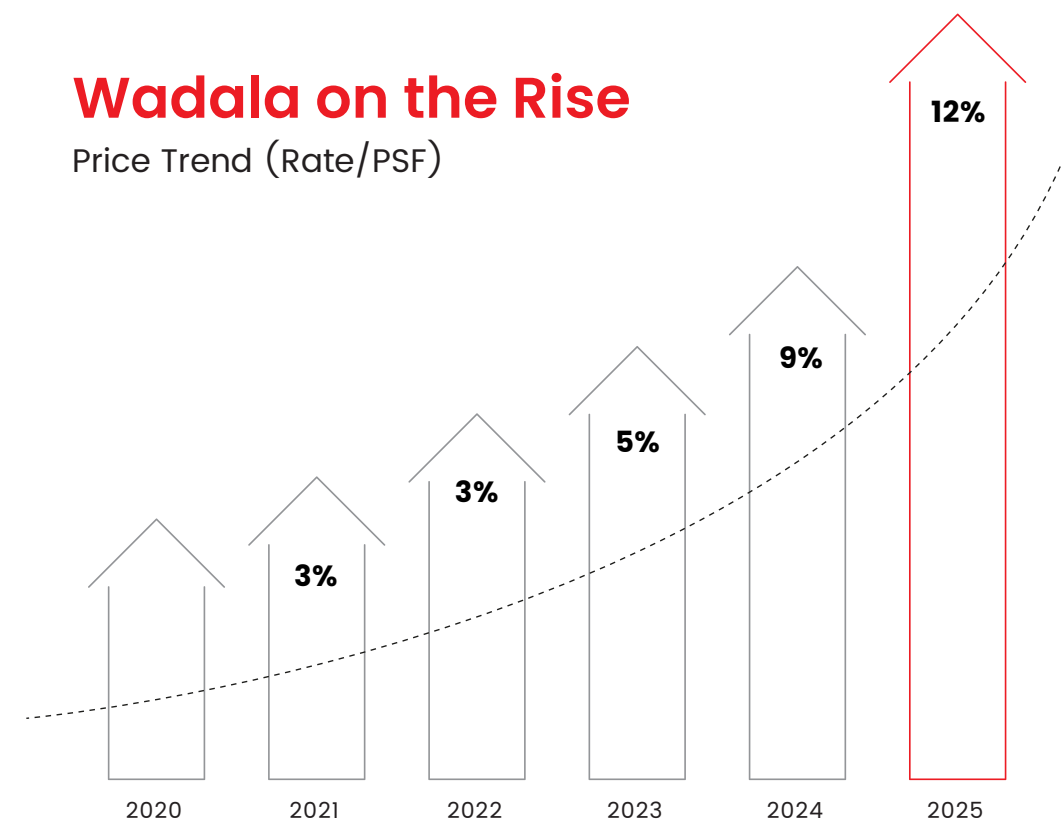
Once an industrial pocket, Wadala is now on the fast track to becoming Mumbai's third CBD. Backed by government planning, infra growth, and rising demand, the area has transformed into a premium housing and biz destination.

44%

**SURGE IN WADALA PRICES
IN JUST 5 YEARS AND THE
CURVE IS ONLY CLIMBING.**

Wadala on the Rise

Price Trend (Rate/PSF)



Rental Market & Yields

Strong rental demand due to proximity to employment hubs.

Consistent rental inflows make Wadala attractive for **income + appreciation**.

RESIDENTIAL
RENTAL YIELD

**AVG
3-4%**



**UP TO
9-10%**



CORPORATE LEASES,
HIGH-END UNITS.

THE FORCES POWERING WADALA'S RISE.

Wadala's transformation isn't accidental — it's a carefully engineered shift backed by government investment, changing buyer needs, and future-ready planning. Together, these forces ensure that Wadala is not a short-term story but a long-term growth engine for Mumbai.

Growth Drivers:



INFRA-LED TRANSFORMATION

Backed by multi-lakh crore infra projects by MMRDA & Govt.

Replicates the success of BKC, positioning Wadala as Mumbai's next CBD.



SHIFTING HOMEBUYER PREFERENCES

Rising demand for spacious 2-3 BHK homes post-pandemic.

Driven by hybrid work models and multi-generational living needs.



THE VISION PLAN

Niti Aayog + MMRDA blueprint integrates walkability, public spaces, flood mgmt.

Designed for sustainable, long-term growth instead of speculative spikes.



INVESTOR CONFIDENCE

Government backing significantly de-risks investments.

Clear framework ensures low-risk, high-return opportunities for discerning buyers.

Source: Times of India / Dwello / Ghar.tv

Mumbai's Next CBD!

With BKC land running out, all eyes are on Wadala. The MMRDA is preparing to auction a 156-hectare truck terminal land parcel to develop Mumbai's 3rd CBD. Strategically placed between SoBo, BKC, and Navi Mumbai, this project will redefine Wadala's identity as the city's new business address.

156

HECTARE LAND PARCEL
IDENTIFIED FOR
CBD DEVELOPMENT

Source Credit: Times of India; The Realty Today

To replicate BKC's success
in decentralizing commercial growth

Strategic node with metro,
monorail & MTHL connectivity

Already attracting developer
& investor attention

THE WADALA TIMES

Wadala is making headlines for all the right reasons. From government institutions moving in, to land auctions and infrastructure upgrades, the neighbourhood is fast transforming into Mumbai's next centre of gravity. Here's a look at what's in the news.



Raj Bhavan Coming Up Nearby

Maharashtra government has green-lit a new Raj Bhavan complex near Wadala, adding stature and prestige to the area.

Source: Govt release / news reports



GST Bhavan Set to Redefine Wadala's Skyline

Spanning 5.5 million sq. ft., the new GST complex will introduce employment, public spaces, and cultural amenities to the area. A ₹2,300-crore development, it anchors Wadala's evolution into a high-growth urban centre.

Source: PK Das

Land Auctions in Wadala

MMRDA has approved the auction of truck terminal plots, attracting major developers and accelerating the area's growth momentum.

Source: Times of India; Marathi TOI



WADALA IN THE SPOTLIGHT

Across major news platforms, Wadala is consistently highlighted as one of Mumbai’s fastest-transforming locations — driven by infrastructure upgrades, new commercial developments, and rising real-estate confidence.

These headlines capture the momentum shaping Wadala’s future as the city’s next powerhouse destination.

Wadala’s rise accelerates as MMRDA invites bids for a ₹1,629-crore commercial plot, signalling a strategic shift of Mumbai’s next CBD away from land-starved BKC. This move reinforces Wadala’s growing importance as a future business and commercial powerhouse, backed by strong infrastructure and connectivity.

THE TIMES OF INDIA

City

Mumbai

Mumbai Region

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Bengaluru

Hyderabad

Kolkata

Chennai

Agartala

Ahmedabad

Ajmer

Mumbai

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Mumbai News

Mumbai Metropolitan Region Development Authority Invites Bids...

Trending

Hecce Bus Accident

CRAP 3

AI Fails University

Armed Bahawal

Red Fort Blast

Delhi Bomb Blast


Mumbai Metropolitan Region Development Authority invites bids to lease Rs 1,629-crore Wadala plot as BKC land bank dries up

Manthan K Mehta / Nov 06, 2025, 21:35 IST

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Mumbai: The Mumbai Metropolitan Region Development Authority (MMRDA) has invited bids for a prime 10,860 sq m or 2 acres commercial plot at Wadala with a reserve price of Rs 1,629 crore. The authority wants to monetise land outside Bandra-Kurla Complex (BKC), where most parcels have been exhausted.

The plot, offering a permissible built-up area of 1,08,600 sq m and a floor space Index (FSI) of 10, is being leased to generate fresh revenue. The last date for bid submission is Jan 7, 2026.

The tender marks MMRDA's first major step in unlocking the commercial potential of the Wadala Notified Area, envisioned as Mumbai's third central business district (CBD) after BKC and Nariman Point. The move is aimed at boosting non-fare revenue to fund large-scale infrastructure projects across the Mumbai Metropolitan Region.

You Can Also Check: [Mumbai AQI](#) | [Bank Holidays in Mumbai](#) | [Gold Rate Today in Mumbai](#) | [Silver Rate Today in Mumbai](#)

Originally, Maharashtra govt had leased 126.6 hectares at Wadala to MMRDA in 1984 for a truck

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Amit T

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From Transit Hub to Lifestyle Destination: The New Face of Wadala

Updated on: 04 June 2025 01:07 PM IST | Mumbai

Buzz | sunil.sawhney@mid-day.com

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The rental yield potential and capital appreciation prospects further add to its attractiveness as a residential destination.



New Face of Wadala

Once known primarily for its connectivity and transit advantages, Wadala is fast emerging as Mumbai's next premium lifestyle destination. With a strategic central location, proximity to BKC and Lower Parel, and a surge in infrastructure development, Wadala has evolved into a sought-after

Once known as a transit-focused pocket, Wadala is now evolving into a vibrant lifestyle destination with upgraded infrastructure and proximity to BKC. The shift reflects a larger transformation where connectivity is blending seamlessly with premium living, culture, and urban convenience.

MUMBAI LIVE

Thursday, November 20, 2025

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Wadala Emerges as Mumbai's Premier Hub for Infrastructure and Real Estate Growth

Wadala Emerges As Mumbai's Premier Hub For Infrastructure And Real Estate Growth


The integration of the Monorail, Atal Setu, and expanded metro lines have significantly improved accessibility, linking Wadala seamlessly to key business districts like Bandra Kurla Complex (BKC), Lower Parel, Fort, and Navi Mumbai.

BY MUMBAI LIVE TEAM • 6 MONTHS AGO • SOCIETY • MUMBAI



SHARES

17



Once considered a transit point between South Mumbai and the suburbs, Wadala has rapidly transformed into a dynamic epicenter of infrastructure and real estate development. With its strategic location, enhanced connectivity, and a surge of premium residential and commercial projects,

Wadala is rapidly emerging as Mumbai’s premier hub for infrastructure and real-estate growth, driven by metro corridors, sea links, and new value-rich developments. The locality is witnessing rising interest from buyers and investors alike, positioning it among the city’s most promising growth destinations.

THU, NOV 20, 2025 | UPDATED 16:35 IST

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WADALA


ELEVATING THE CITY. ONE PIN CODE AFTER ANOTHER.

COMING SOON TO

Wadala Emerges as Mumbai's Next Growth Hub with Raymond Realty Stepping In at the Right Moment

Wadala Emerges as Mumbai's Next Growth Hub with Raymond Realty Stepping In at the Right Moment

ANI | Updated: Nov 19, 2025 10:40 IST



VMPL

New Delhi [India], November 19: Every few decades, Mumbai redefines its centre where ambition meets opportunity and a new skyline takes shape. From Nariman Point to Bandra-Kurla Complex, each shift has reshaped how the city lives and aspires. Today, that momentum is moving east to Wadala, a neighbourhood rapidly emerging as Mumbai's next Central Business District (CBD).

Wadala is at a crucial inflection point as it transitions into Mumbai’s next major growth hub, attracting top developers at the right moment. The combination of connectivity, new business potential, and premium housing activity is reshaping Wadala into a high-opportunity urban centre.

24 —

— 25

WHAT?

MUMBAI'S NEXT BIG CONNECTIVITY HUB

Wadala's biggest strength lies in its connectivity — both existing and upcoming. With road, rail, metro, and sea-link projects converging here, Wadala is emerging as Mumbai's most future-ready hub, seamlessly linking South Mumbai, Central suburbs, Navi Mumbai, and the Airport.

₹1 LAKH
CRORE+

**IN INFRA INVESTMENT IS RESHAPING
WADALA INTO A FUTURE-READY CBD.**

Source: Indian Express

ROAD & RAIL ADVANTAGE

Well-served by Wadala Road Station on Harbour Line.
Eastern Freeway ensures quick South Mumbai access.
Already a strategically central node in the transport grid.

MUMBAI TRANS HARBOUR LINK (MTHL)

21.8 km sea bridge from Sewri (near Wadala) to Nhava Sheva, Navi Mumbai.

Direct access to airport & business districts across the harbour.



EASTERN FREEWAY

Provides a signal-free, fast route from Wadala to South Mumbai.

Cuts travel time to Fort/Colaba to just 12–15 minutes.



METRO & MONORAIL EXPANSION

Metro Line 4:
Wadala–Thane–Kasarvadavli (North–South link).

Metro Line 11:
Wadala–CSMT–Gateway of India (South link).

Monorail:
Mumbai's only operational line runs through Wadala, connecting it to Chembur and Mahalaxmi.

Together, these make Wadala a true cross-city connector, linking East, West, South Mumbai and beyond.



EASTERN WATERFRONT DEVELOPMENT

Mumbai Port Trust's plan to redevelop underutilized port lands.

Creates a new urban zone with housing, business & leisure spaces.

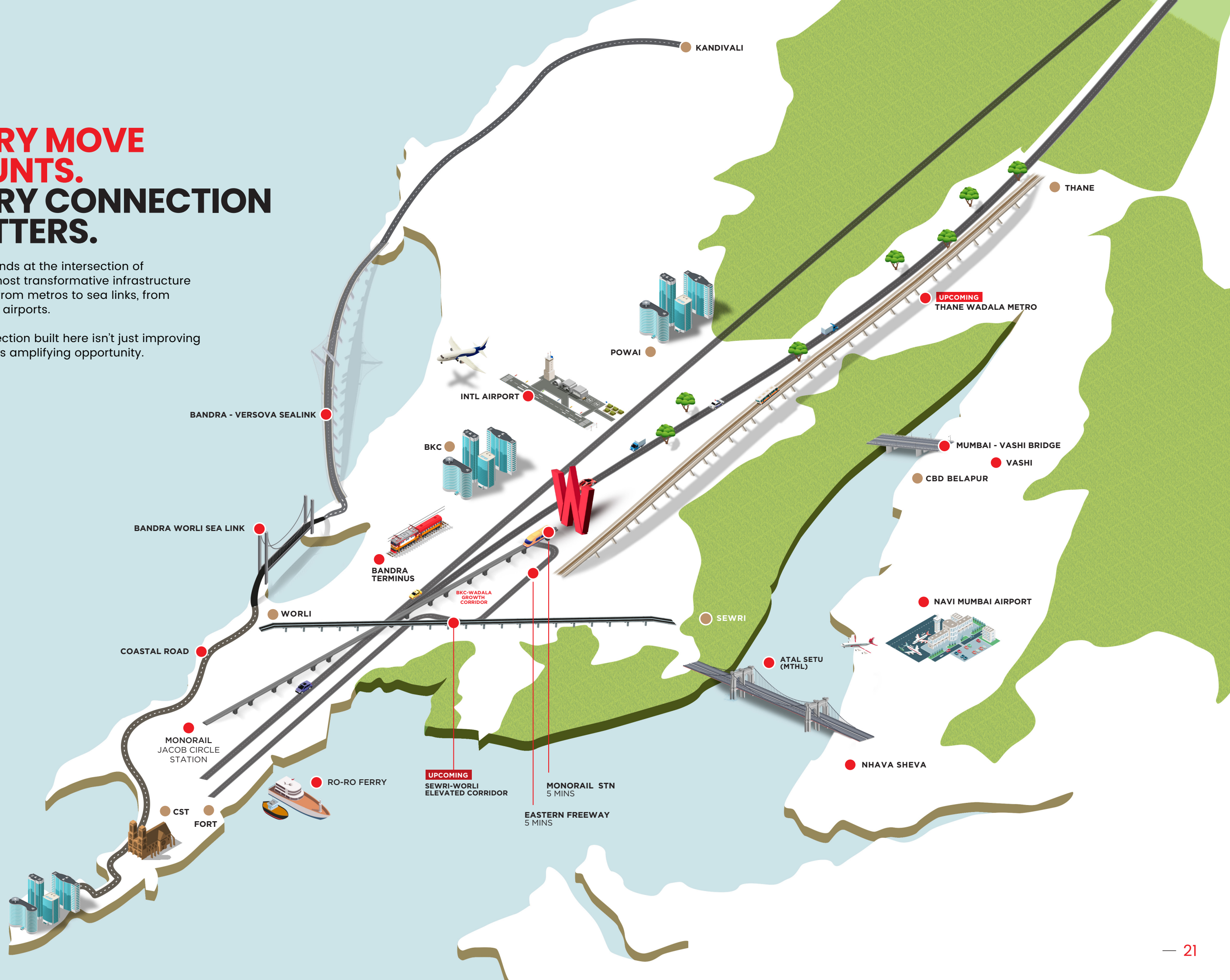
Ensures long-term, sustained growth for Wadala.



EVERY MOVE COUNTS. EVERY CONNECTION MATTERS.

Wadala stands at the intersection of Mumbai's most transformative infrastructure projects — from metros to sea links, from freeways to airports.

Every connection built here isn't just improving access — it's amplifying opportunity.



ONE ADDRESS. THAT HAS IT ALL.

Wadala is more than Mumbai's next CBD — it's a neighbourhood built for everyday living. From schools and hospitals to cafés, shopping, and cultural escapes, it offers a complete ecosystem that supports a modern, enriching lifestyle.



A LIVEABLE DESTINATION, BEYOND JUST AN ADDRESS



EDUCATION EXCELLENCE

Don Bosco High School, Matunga
Podar International School
Vidyalankar Institute of Technology (VIT)
Veermata Jijabai Technological Institute (VJTI)
SIES College



HEALTHCARE ACCESS

Kikabai Hospital
Wadala TB Hospital
Bajaj Orthopedic Hospital
TATA/KEM Hospital
Hinduja Hospital



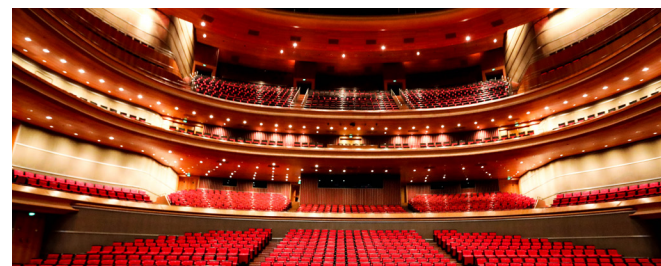
CAFÉ CULTURE

Café Coffee Day, IMAX Bhakti Park
Garcias' Pizza, Bhakti Park
A.S. Catering Service, Bhakti Park



SHOPPING & RETAIL

Cubic Mall, Wadala East (Bhakti Park)
K-Star Mall, Chembur East
High Street Retail, Sion-Trombay Road



CULTURE & ENTERTAINMENT

IMAX Dome Theatre, Wadala
Five Gardens, Matunga (cultural hangout)
Shanmukhananda Hall, Sion



GREEN SPACES

Bhakti Park Udyan
SS Ground, Wadala West
MBPT Park, Wadala East
Wadia Garden, Dadar (East)
Five Gardens, Dadar

WHERE?

AT THE NEXT BKC 2.0

BKC saturation is pushing large corporates toward Wadala — the city's next strategic expansion zone.

Wadala offers **large, development-ready land parcels, enabling next-gen Grade-A commercial clusters.**

Massive infra upgrades (Freeway, Metro, Road links) make it one of **Mumbai's best-connected micro-markets.**

Corporates gain a **major rental cost advantage vs. BKC**, ideal for scalable offices and tech campuses.

Proposed BKC-2 at Wadala will position Mumbai as an "Information City of the 21st Century."

BKC-2 is expected to generate 92,000+ new jobs over the next three decades, boosting demand across sectors.

Wadala is projected to outperform Mumbai's 6–9% growth, with **12%+ annual appreciation** ahead — driven by infra, jobs, and commercial density.

WIN-WIN SITUATION

FOR INVESTORS

Best entry point:
Pre-launch &
under-construction projects.

Early entry = **higher appreciation**
with CBD + Metro completion.

De-risked growth with a
Govt-private model proven at BKC.

FOR END-USERS

Value Luxury:
30–40% lower vs. SoBo & BKC.

Amenity-rich, modern homes
in a **future-ready CBD.**

Lifestyle advantage that
only grows stronger with infra.

THANE'S FINEST.
BANDRA'S COVETED.

COMING SOON TO WADALA

gautam dinghani



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References & Sources - Times of India - Coverage on Wadala CBD auctions, property market updates.
The Realty Today - Reports on Wadala's emergence as the 3rd CBD. Hindustan Times - Updates on new monorail rakes and service improvements.
Livemint - Coverage on monorail upgrades and service suspension for system revamp. Economic Times - Reports on metro infrastructure and land developments in Mumbai region. Marathi Times of India - Updates on MMRDA's Wadala truck terminal land sale.
India Investment Grid (Govt. of India) - Project details on Customs Enclave at Wadala.
Government Releases / MMRDA Announcements - Information on depot relocation, Raj Bhavan complex, and infrastructure plans.
PropEquity / Market Reports - Property price trends, rental yields, and market forecasts.