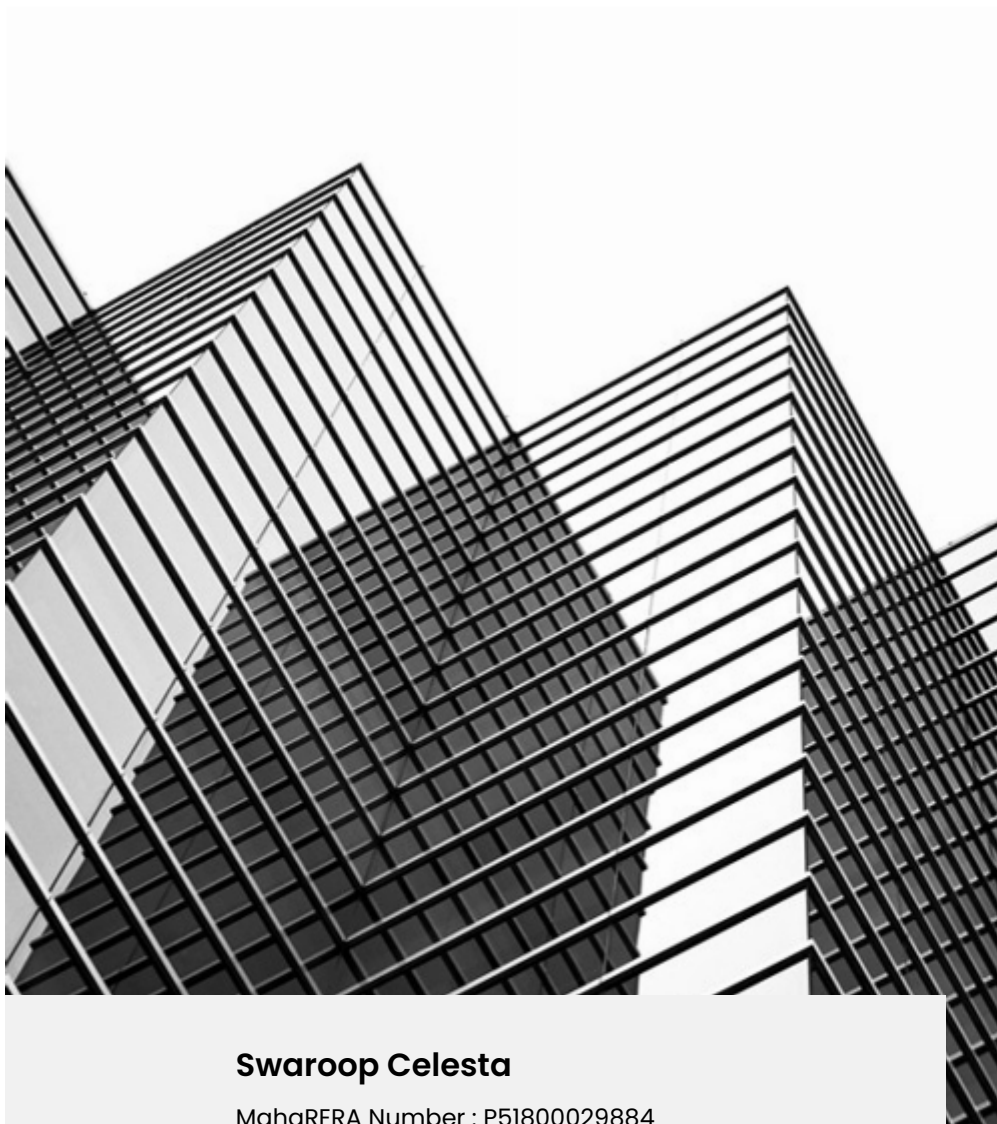


propscience.com

# PROP REPORT



**Swaroop Celesta**

MahaRERA Number : P51800029884



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 Vile Parle (East). Vile Parle is a neighbourhood and also the name of the railway station in the Western suburb of Mumbai. Vile Parle has a significantly strong base of Marathi and Gujarati population. It serves as the location of the first Parle factory. Vile Parle has now become a second major education center after Churchgate to Charni Road area.

Post Office	Police Station	Municipal Ward
Vileeparle East	Vileparle Police Station	Ward H East

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 239 Poor AQI and the noise pollution is 0 to 50 dB.

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **8.50 Km**
- Vp E Bus Stop, 148, Nehru Rd, Navpada, Vile Parle East, Vile Parle, Mumbai, Maharashtra 400057 **650 Mtrs**
- Bandra Terminus, Naupada, Bandra East, Mumbai, Maharashtra **6.00 Km**
- Western Express Highway **600 Mtrs**
- Nanavati Hospital, Airport Area, Juhu, Mumbai, Maharashtra 400049 **2.10 Km**
- Sathaye College, Dixit Rd, Satsang CHSL, Navpada, Vile Parle East, Vile Parle, Mumbai, Maharashtra 400057 **1.00 Km**
- Reliance Mall, Bus Stop, SV Road, Milan Subway Rd, near KHIRA NAGAR, Khira Nagar, Santacruz West, Mumbai, Maharashtra 400054 **1.60 Km**
- Vile Parle Station (E) Market, Tejpal Rd, Navpada, Park Road, Vile Parle, Mumbai, Maharashtra 400057 **900 Mtrs**

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SWAROOP CELESTA

## LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	4	1

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SWAROOP CELESTA

## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
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NA

NA

NA

SWAROOP CELESTA

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2024	0.50 Acre	1 BHK,2 BHK

### Project Amenities

Sports	Gymnasium
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Landscaped Gardens

SWAROOP CELESTA

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Swaroop Celesta	2	9	4	1 BHK, 2 BHK	36
First Habitable Floor				1st floor	

## Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	325 - 435 sqft
2 BHK	487 - 655 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Road View / No View

<b>Flooring</b>	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Electrical Sockets / Switch Boards
<b>Finishing</b>	Dry Walls,False Ceiling,Laminated flush doors
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

**SWAROOP CELESTA**

# COMMERCIALS

<b>Configuration</b>	<b>Rate Per Sqft</b>	<b>Agreement Value</b>	<b>Box Price</b>
1 BHK	INR 29000	INR 9425000	INR 9425000 to 12615000

2 BHK	INR 29000	INR 14123000	INR 14123000 to 18995000
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**Disclaimer:** Prices mentioned are approximate value and subject to change.

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	1%	INR 30000
<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>	NA
<b>Bank Approved Loans</b>	Axis Bank,Bank of Baroda,Bank of India,HDFC Bank,ICICI Bank,Indialbulls Home Loans,Kotak Bank

### Transaction History

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

SWAROOP CELESTA

# PROJECT PROPSCORE



Propscience uses a unique and highly proprietary algorithm to arrive at Propcores 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 Propcore is given. The purpose of the Propcore 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>	65
<b>Infrastructure</b>	92
<b>Local Environment</b>	83
<b>Land &amp; Approvals</b>	50
<b>Project</b>	74
<b>People</b>	39
<b>Amenities</b>	30
<b>Building</b>	63
<b>Layout</b>	45

<b>Interiors</b>	63
<b>Pricing</b>	30
<b>Total</b>	<b>57/100</b>

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SWAROOP CELESTA

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