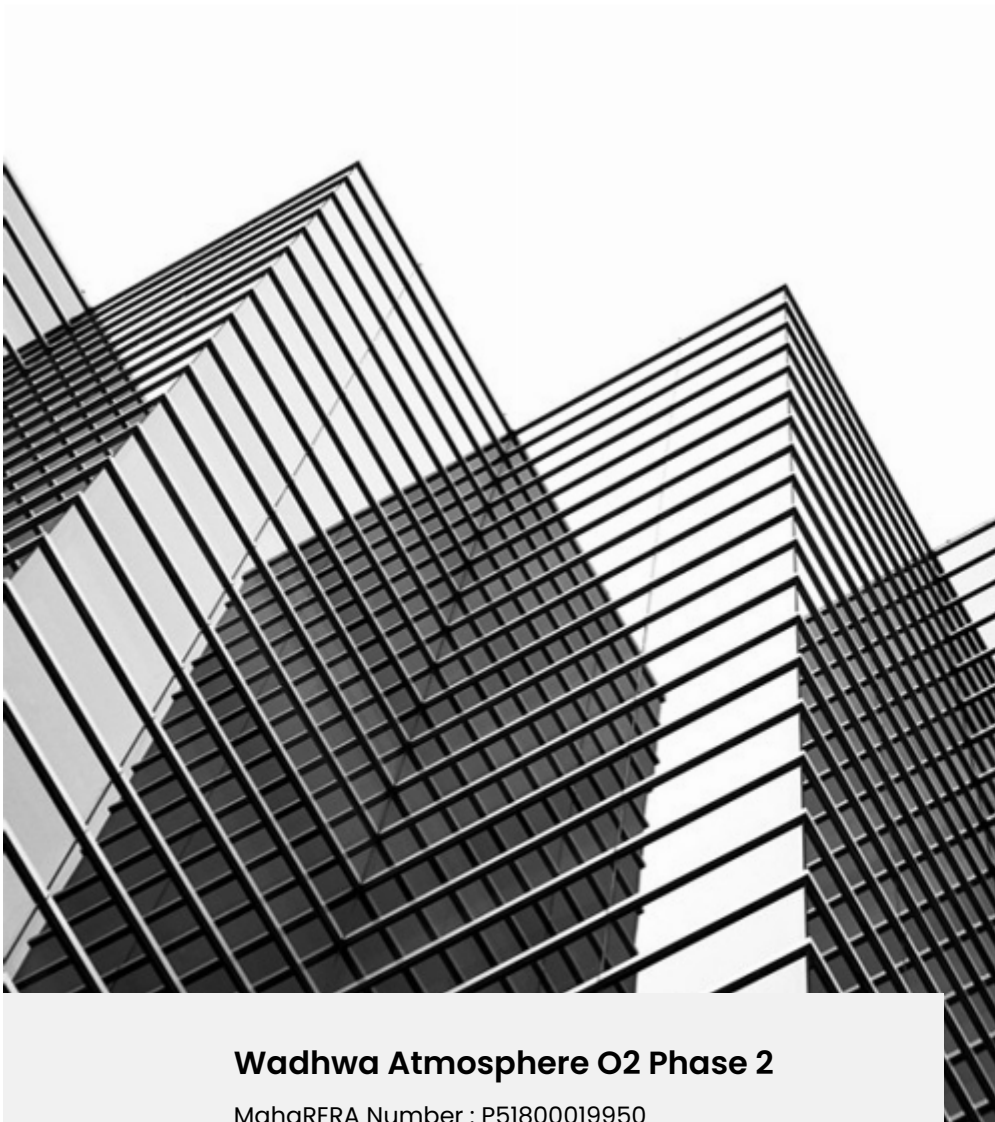


propscience.com

# PROP REPORT



**Wadhwa Atmosphere O2 Phase 2**

MahaRERA Number : P51800019950



# 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 Mulund (West). Mulund is a suburb in the north-east of Mumbai. It is also a railway station on the Central Railway line of the Mumbai Suburban Railway. Mulund marks the end of Mumbai city. It is said to be the earliest planned neighborhood of Mumbai city. Mulund is home to a mix of a large number of industrial factories located along present day L.B.S. road. Mulund consists of numerous shopping marts, residential and industrial establishments.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| Mulund West | NA             | Ward T         |

### Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 105 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal **19.3 Km**
- Chhatrapati Shivaji Maharaj International Airport **16 Km**
- Fortis Hospital Bus Stop **1 Km**
- Gorgaon~Mulund Link Road Metro Station, Lal Bahadur Shastri Rd, Bhandup, Salpa Devi Pada, Mulund West, Mumbai, Maharashtra 400078 **2.6 Km**
- Nahur Railway Station **1.4 Km**
- Eastern Express High Way **1.6 Km**
- Fortis Hospital **1.1 Km**
- NES International School **4.1 Km**
- Nirmal Lifestyle Mall **1.9 Km**
- The Grocery Web **1 Km**

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WADHWA ATMOSPHERE

O2 PHASE 2

## LAND & APPROVALS

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| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| July 2022                            | 3                    | 1                          |

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# BUILDER & CONSULTANTS

The Wadhwa Group has a rich history dating back over half a century, built on our customers' and stakeholders' confidence and belief. The group is one of Mumbai's most prominent real estate developers, with current residential, commercial, and township projects totalling to roughly 4.21 million square metres (developed, ongoing, and projected). The group has an advantage over its competitors due to timely project completion, good planning, and design innovation. The company is also well-known for its employee-friendly and professional work environment. Over 20,000+ pleased consumers and 150+ MNC corporate tenants make up the group's clientele today.

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA                | NA        | NA               |

WADHWA ATMOSPHERE

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# PROJECT & AMENITIES

| Time Line                        | Size      | Typography          |
|----------------------------------|-----------|---------------------|
| Completed on 31st December, 2025 | 4.72 Acre | 2 BHK,2.5 BHK,3 BHK |

## Project Amenities

|                                   |  |
|-----------------------------------|--|
| <b>Sports</b>                     | Multipurpose Court,Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
| <b>Leisure</b>                    | Amphitheatre,Mini Theatre,Spa,Senior Citizen Zone,Sit-out Area   |
| <b>Business &amp; Hospitality</b> | Multipurpose Hall  |
| <b>Eco Friendly Features</b>      | Rain Water Harvesting,Landscaped Gardens   |

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BUILDING LAYOUT

| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations      | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|---------------------|----------------|
| Auris                 | 5               | 48           | 6               | 2 BHK,3 BHK         | 288            |
| Ciana                 | 4               | 48           | 5               | 2 BHK,2.5 BHK,3 BHK | 240            |
| First Habitable Floor |                 |              |                 | 1st Floor           |                |

Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety** : CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

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O2 PHASE 2

## FLAT INTERIORS

| Configuration           | RERA Carpet Range     |
|-------------------------|-----------------------|
| 2 BHK                   | 618 – 680 sqft        |
| 3 BHK                   | 975 sqft              |
| 2 BHK                   | 680 sqft              |
| 2.5 BHK                 | 753 sqft              |
| 3 BHK                   | 975 sqft              |
| Floor To Ceiling Height | Between 9 and 10 feet |

|                 |  |
|-----------------|--|
| Views Available | Open Grounds / Landscape / Project Amenities |
|-----------------|--|

|                              |   |
|------------------------------|---|
| Flooring                     | Marble Flooring,Vitrified Tiles   |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards |
| Finishing                    | False Ceiling,Laminated flush doors,Double glazed glass windows   |
| HVAC Service                 | NA  |
| Technology                   | Optic Fiber Cable   |
| White Goods                  | Modular Kitchen   |

|                                 |
|---------------------------------|
| WADHWA ATMOSPHERE<br>O2 PHASE 2 |
|---------------------------------|

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price                |
|---------------|---------------|-----------------|--------------------------|
| 2 BHK         | --            | --              | INR 14500000 to 15900000 |



|         |    |    |              |
|---------|----|----|--------------|
| 2.5 BHK | -- | -- | INR 18500000 |
| 3 BHK   | -- | -- | INR 24900000 |

**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         |

|                            |   |
|----------------------------|---|
| <b>Festive Offers</b>      | The builder is not offering any festive offers at the moment.             |
| <b>Payment Plan</b>        | Deferral Payment without Subvention                                       |
| <b>Bank Approved Loans</b> | Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,SBI Bank |

### Transaction History

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

WADHWA ATMOSPHERE  
O2 PHASE 2

# ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price   | Rate per sq.ft. |
|------------------|-------------|-------|--------------|-----------------|
| November 2022    | 760         | 10    | INR 19582000 | INR 25765.79    |
| October 2022     | 755         | 23    | INR 18650500 | INR 24702.65    |
| October 2022     | 636         | 23    | INR 15736200 | INR 24742.45    |
| October 2022     | 584         | 23    | INR 13885000 | INR 23775.68    |
| October 2022     | 857         | 31    | INR 22525000 | INR 26283.55    |
| October 2022     | 584         | 20    | INR 13694000 | INR 23448.63    |
| October 2022     | 760         | 24    | INR 19582000 | INR 25765.79    |
| October 2022     | 584         | 17    | INR 14075234 | INR 24101.43    |

|                           |     |    |              |              |
|---------------------------|-----|----|--------------|--------------|
| <b>October<br/>2022</b>   | 825 | 23 | INR 21650000 | INR 26242.42 |
| <b>October<br/>2022</b>   | 825 | 24 | INR 21100000 | INR 25575.76 |
| <b>September<br/>2022</b> | 636 | 29 | INR 15400000 | INR 24213.84 |
| <b>September<br/>2022</b> | 857 | 26 | INR 23475000 | INR 27392.07 |
| <b>September<br/>2022</b> | 584 | 23 | INR 14075000 | INR 24101.03 |
| <b>September<br/>2022</b> | 636 | 20 | INR 15794000 | INR 24833.33 |
| <b>September<br/>2022</b> | 633 | 20 | INR 16000000 | INR 25276.46 |
| <b>September<br/>2022</b> | 853 | 24 | INR 22335007 | INR 26184.06 |
| <b>September<br/>2022</b> | 853 | 21 | INR 22335007 | INR 26184.06 |
| <b>September<br/>2022</b> | 762 | 32 | INR 20250000 | INR 26574.8  |

|                           |     |    |              |              |
|---------------------------|-----|----|--------------|--------------|
| <b>September<br/>2022</b> | 760 | 22 | INR 18500000 | INR 24342.11 |
| <b>September<br/>2022</b> | 584 | 24 | INR 13920000 | INR 23835.62 |

WADHWA ATMOSPHERE

O2 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             | 55    |
| Connectivity      | 83    |
| Infrastructure    | 78    |
| Local Environment | 70    |

|                             |               |
|-----------------------------|---------------|
| <b>Land &amp; Approvals</b> | 56            |
| <b>Project</b>              | 69            |
| <b>People</b>               | 56            |
| <b>Amenities</b>            | 56            |
| <b>Building</b>             | 67            |
| <b>Layout</b>               | 58            |
| <b>Interiors</b>            | 63            |
| <b>Pricing</b>              | 53            |
| <b>Total</b>                | <b>64/100</b> |

WADHWA ATMOSPHERE  
O2 PHASE 2

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