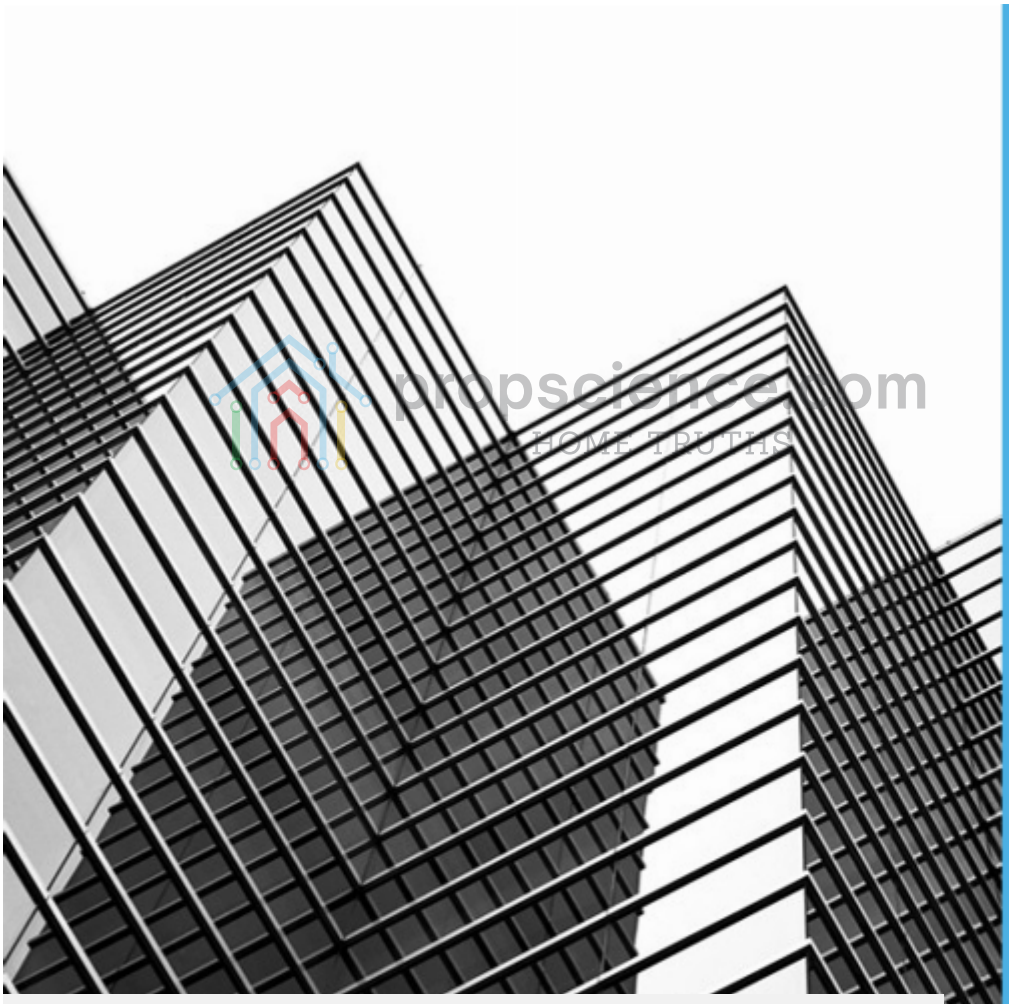
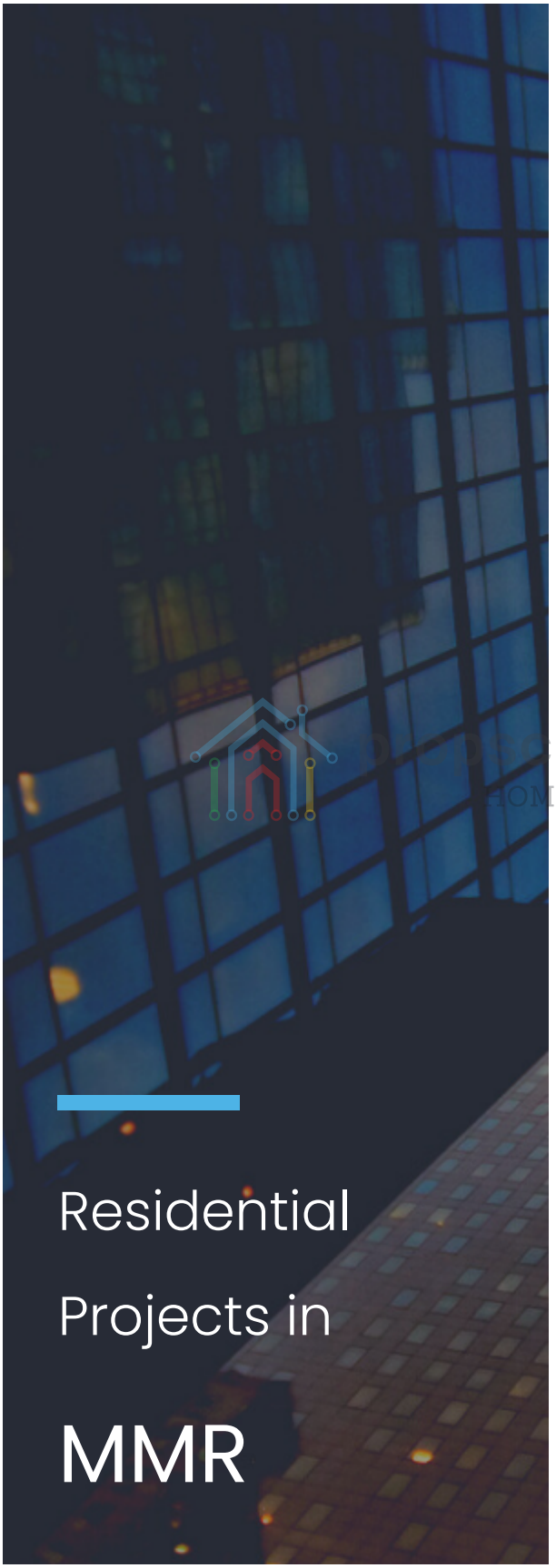
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# PROP REPORT




**Bhoomi Celestia - A Wing**

MahaRERA Number : P51800011623



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.

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# LOCATION

The project is in Malad (West). Malad is a suburb located in North Mumbai. Malad has a railway station on the Western line. The railway tracks of the Western Line divide Malad into Malad (West) and Malad (East). Also located in Malad is a prominent office commercial space extending from the back of the two prominent shopping malls Inorbit Mall & Infiniti Mall. Marve Beach and Aksa Beach are Located in Malad. Malad West is a prominent and up market residential locality in the western suburbs, situated on the western line of the Mumbai Suburban Railway. It is a green and serene locality situated along the Malad Creek and surrounded by mangroves. The residential development in Malad West majorly comprises of multi- storey apartments, and villas; and is driven by proximity to Mindspace and other IT parks, along with excellent connectivity to other parts of Mumbai.

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| Post Office | Police Station | Municipal Ward |
|---|---|---|
| Orlem | Malad Police Station | Ward P North |

## Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 65 AQI and the noise pollution is 0 to 50 dB .

## Connectivity & Infrastructure

- Mumbai Airport **10.90 Km**
- Chhatrapati Shivaji International Airport **13.6 Km**
- Malad Bus Depot **1.90 Km**
- Kanchpada **1.0 Km**
- Malad west **1.0 Km**
- Pushpa Park (Malad East) **2.3 Km**
- Zenith Hospital **1.6 Km**
- Orchid International School **700 Mtrs**
- Infinity Mall **1.70 Km**
- D-Mart **1.3 Km**

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# LAND & APPROVALS

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

BHOOMI CELESTIA - A WING

# BUILDER & CONSULTANTS

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

BHOOMI CELESTIA - A WING

# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|
| Completed on 31st December, 2020 | 7.5 Acre | 2 BHK,3 BHK |

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## Project Amenities

| | |
|---|---|
| **Sports** | Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area |
| **Leisure** | Mini Theatre,Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone |
| **Business & Hospitality** | Banquet Hall,Conference / Meeting Room,Restaurant / Cafe,Clubhouse,Multipurpose Hall |
| **Eco Friendly Features** | Rain Water Harvesting,Landscaped Gardens |

BHOOMI CELESTIA - A WING

# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| Bhoomi celestia A wing | 4 | 32 | 6 | 2 BHK,3 BHK | 192 |

| | |
|---|---|
| First Habitable Floor | 7th Floor |

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## Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **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 nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift

BHOOMI CELESTIA - A WING

# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---|---|
| 2 BHK | 725 sqft |
| 3 BHK | 873 - 887 sqft |

| | |
|---|---|
| **Floor To Ceiling Height** | Greater than 10 feet |
| **Views Available** | Open Grounds / Landscape / Project Amenities |

| | |
|---|---|
| **Flooring** | Marble Flooring,Wooden Flooring,Vitrified Tiles |
| **Joinery, Fittings & Fixtures** | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards |
| **Finishing** | Double glazed glass windows |
| **HVAC Service** | VRV / VRF System |
| **Technology** | Optic Fiber Cable |
| **White Goods** | Modular Kitchen |

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BHOOMI CELESTIA - A WING

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 2 BHK | -- | -- | INR 22600000 |
| 3 BHK | -- | -- | INR 52200000 to 53200000 |

**Disclaimer:** Prices mentioned are approximate value and subject to change.

| GST | Stamp Duty | Registration |
|---|---|---|
| 5% | 6% | INR 30000 |

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| 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,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,YES Bank |

**Transaction History**

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

BHOOMI CELESTIA - A WING

# ANNEXURE A

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| Transection Date | Carpet Area | Floor | Sale Price | Rate per sq.ft. |
|---|---|---|---|---|
| **June 2022** | 1432 | NA | INR 43662634 | INR 30490.67 |
| **May 2022** | 1471 | 28 | INR 41110000 | INR 27946.97 |
| **May 2022** | 1432 | NA | INR 13369000 | INR 9335.89 |
| **April 2022** | 976 | NA | INR 25730447 | INR 26363.16 |
| **April 2022** | 798 | NA | INR 15950000 | INR 19987.47 |
| **March 2022** | 976 | NA | INR 25302913 | INR 25925.12 |

| | | | | |
|---|---|---|---|---|
| **March 2022** | 960 | NA | INR 23654350 | INR 24639.95 |
| **March 2022** | 1813 | NA | INR 50620935 | INR 27921.09 |
| **February 2022** | 1820 | 28 | INR 51900800 | INR 28516.92 |
| **January 2022** | 1471 | NA | INR 27100000 | INR 18422.84 |
| **December 2021** | 1471 | 17 | INR 38099000 | INR 25900.07 |
| **December 2021** | 1432 | NA | INR 37456000 | INR 26156.42 |
| **December 2021** | 1820 | NA | INR 43030000 | INR 23642.86 |
| **November 2021** | 1471 | NA | INR 36762000 | INR 24991.16 |
| **July 2021** | 797 | NA | INR 17675000 | INR 22176.91 |
| **May 2021** | 1471 | NA | INR 36762000 | INR 24991.16 |
| **April 2021** | 976 | NA | INR 23967091 | INR 24556.45 |
| **April 2021** | 1471 | NA | INR 28829731 | INR 19598.73 |

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| | | | | |
|---|---|---|---|---|
| **April 2021** | 797 | NA | INR 15290200 | INR 19184.69 |
| **March 2021** | 1432 | NA | INR 28075026 | INR 19605.47 |

BHOOMI CELESTIA - A WING

# PROJECT PROPSCORE

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| Category | Score |
|---|---|
| **Place** | 55 |
| **Connectivity** | 83 |
| **Infrastructure** | 100 |
| **Local Environment** | 100 |
| **Land & Approvals** | 56 |

| | |
|---|---|
| **Project** | 85 |
| **People** | 55 |
| **Amenities** | 62 |
| **Building** | 65 |
| **Layout** | 70 |
| **Interiors** | 55 |
| **Pricing** | 40 |
| **Total** | **69/100** |

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