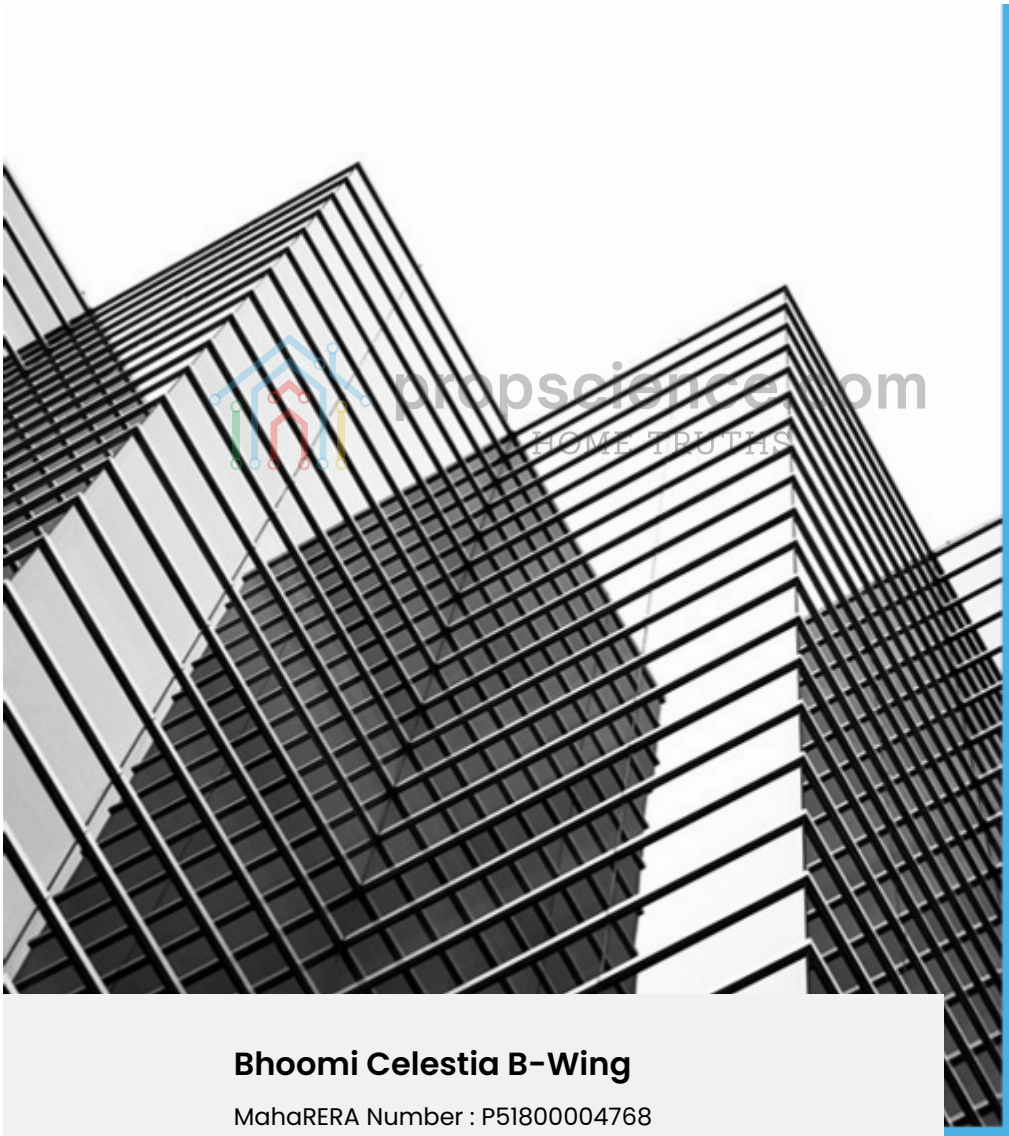
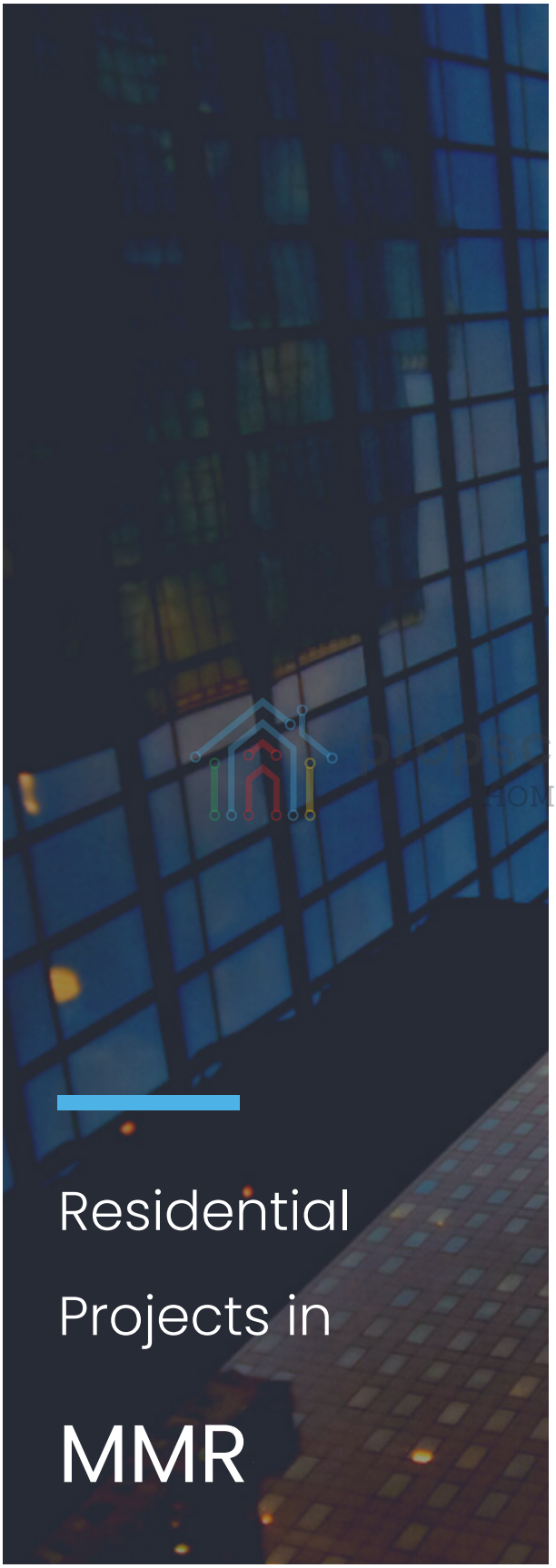
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PROP REPORT



Bhoomi Celestia B-Wing

MahaRERA Number : P51800004768



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 **13.60 Km**
- Malad Bus Depot **1.9 Km**
- Kanchpada **1.0 Km**
- Malad **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
April 2022	NA	1

BHOOMI CELESTIA B-WING

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor

Axis Bank	NA	NA

BHOOMI CELESTIA B-WING

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2021	7.5 Acre	3 BHK,4 BHK

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

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BHOOMI CELESTIA B-WING

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Bhoomi Celestia - B Wing	6	32	6	3 BHK,4 BHK	192

First Habitable Floor	7th Floor

Services & Safety

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- **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 B-WING

FLAT INTERIORS

Configuration	RERA Carpet Range

3 BHK	1302 - 1337 sqft
4 BHK	1648 - 1655 sqft

Floor To Ceiling Height	Greater than 10 feet
Views Available	Water Body / City Skyline

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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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	--	--	INR 52100000 to 53100000
4 BHK	--	--	INR 72700000 to 73100000

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 B-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
April 2021	797	NA	INR 15290200	INR 19184.69

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March 2021	1432	NA	INR 28075026	INR 19605.47

BHOOMI CELESTIA B-WING

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.

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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	78
Layout	95
Interiors	55
Pricing	40
Total	**72/100**

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