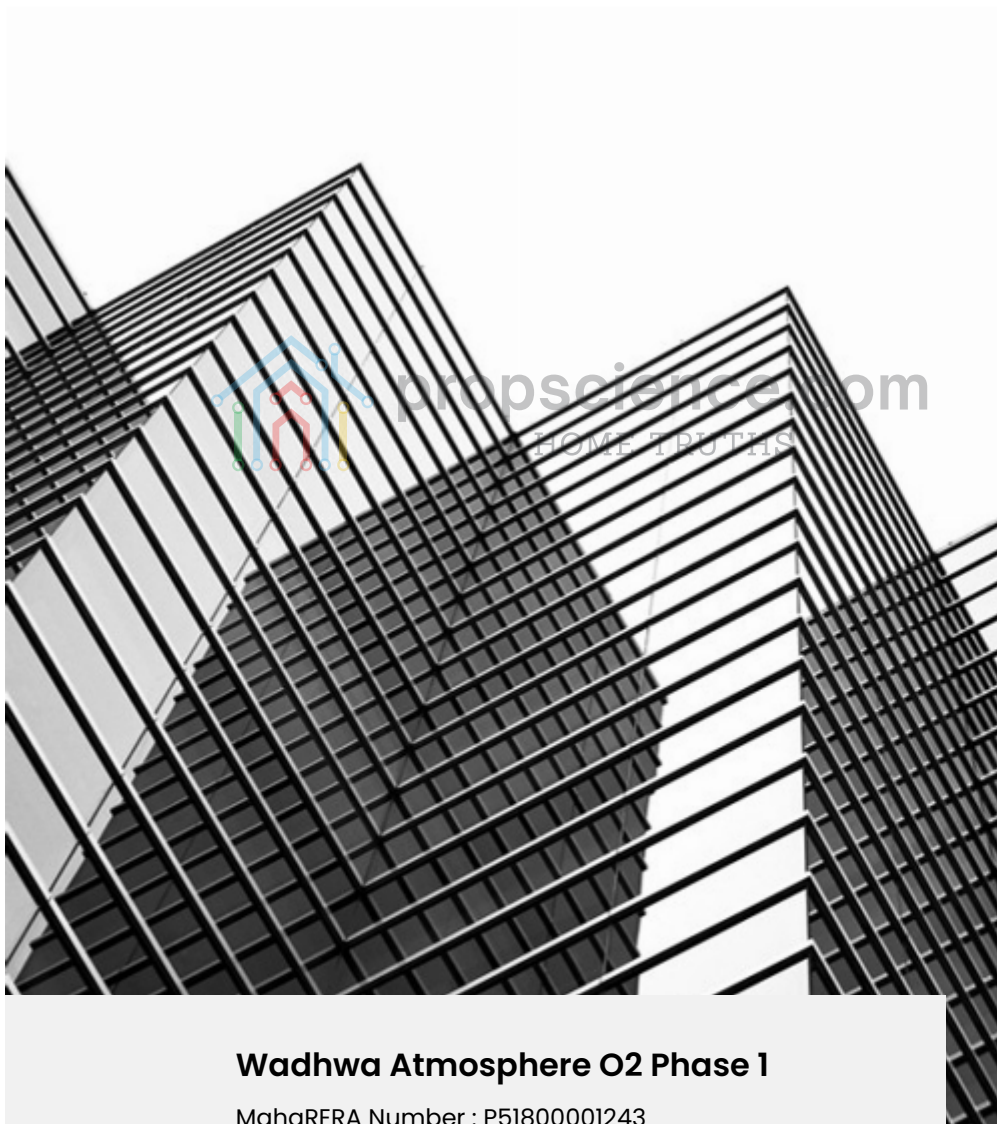


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PROP REPORT



Wadhwa Atmosphere O2 Phase 1

MahaRERA Number : P51800001243



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

Connectivity & Infrastructure

- 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**
- Rajiv Gandhi High School **1 Km**
- Nirmal Lifestyle Mall **1.9 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	3	6

WADHWA ATMOSPHERE

O2 PHASE 1

BUILDER & CONSULTANTS



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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

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 28th February, 2019	4.72 Acre	2 BHK,2.5 BHK,3 BHK

Project Amenities

 <p>Sports</p>	<p>Multipurpose Court,Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym,Indoor Games Area</p>
<p>Leisure</p>	<p>Amphitheatre,Mini Theatre,Spa,Senior Citizen Zone</p>
<p>Business & Hospitality</p>	<p>Banquet Hall,Clubhouse,Multipurpose Hall</p>
<p>Eco Friendly Features</p>	<p>Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage</p>

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing B - Blanca	7	43	6	2 BHK,3 BHK	258
Wing C - Ziva	7	43	6	2 BHK,3 BHK	258
Wing A - Vera	7	43	6	2 BHK,3 BHK	258
First Habitable Floor					1st

Services & Safety

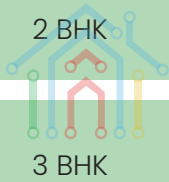
- **Security** : Security System / CCTV,Intercom Facility
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

WADHWA ATMOSPHERE

O2 PHASE 1

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	680 sqft
3 BHK	975 sqft
2 BHK	680 sqft
3 BHK	975 sqft
2 BHK	680 sqft
3 BHK	1056 sqft



Floor To Ceiling Height	NA
Views Available	NA

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	False Ceiling,Laminated flush doors,Double glazed glass windows

HVAC Service	NA
Technology	NA
White Goods	NA

WADHWA ATMOSPHERE
O2 PHASE 1

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	HOME TRUTHS	INR 15900000
3 BHK	--	--	INR 24900000 to 35000000

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

GST	Stamp Duty	Registration
0%	0%	0
Floor Rise	Parking Charges	Other Charges

NA	NA	NA
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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	ICICI Bank

Transaction History

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



ANNEXURE A

Transaction Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
December 2021	680	38	INR 15764000	INR 23182.35294
December 2021	679	24	INR 15114000	INR 22259.20471

December 2021	670	46	INR 14565000	INR 21738.80597
November 2021	572	39	INR 13027825	INR 22775.91783
November 2021	982	40	INR 23482319	INR 23912.74847
November 2021	572	39	INR 12551700	INR 21943.53147
November 2021	679	41	INR 14589240	INR 21486.3623
October 2021	780	34	INR 21200000	INR 27179.48718
October 2021	572	20	INR 12233000	INR 21386.36364
October 2021	572	45	INR 12552000	INR 21944.05594
August 2021	1059	27	INR 22000000	INR 20774.31539
August 2021	982	42	INR 24000000	INR 24439.91853



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HO34E TRUIN12

August 2021	839	36	INR 19700000	INR 23480.33373
August 2021	670	44	INR 15782000	INR 23555.22388
August 2021	753	26	INR 16200000	INR 21513.94422
August 2021	987	40	INR 23889466	INR 24204.11955
July 2021	625	46	INR 14450000	INR 23120
July 2021	572	17	INR 12838785	INR 22445.42832
July 2021	572	33	INR 12300000	INR 21503.4965
June 2021	572	24	INR 13050000	INR 22814.68531

WADHWA ATMOSPHERE

O2 PHASE 1

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	72
Local Environment	30
Land & Approvals	62
Project	63
People	56
Amenities	62
Building	53
Layout	45



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HOME TRUTHS

Interiors	53
Pricing	30
Total	55/100

WADHWA ATMOSPHERE
O2 PHASE 1

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