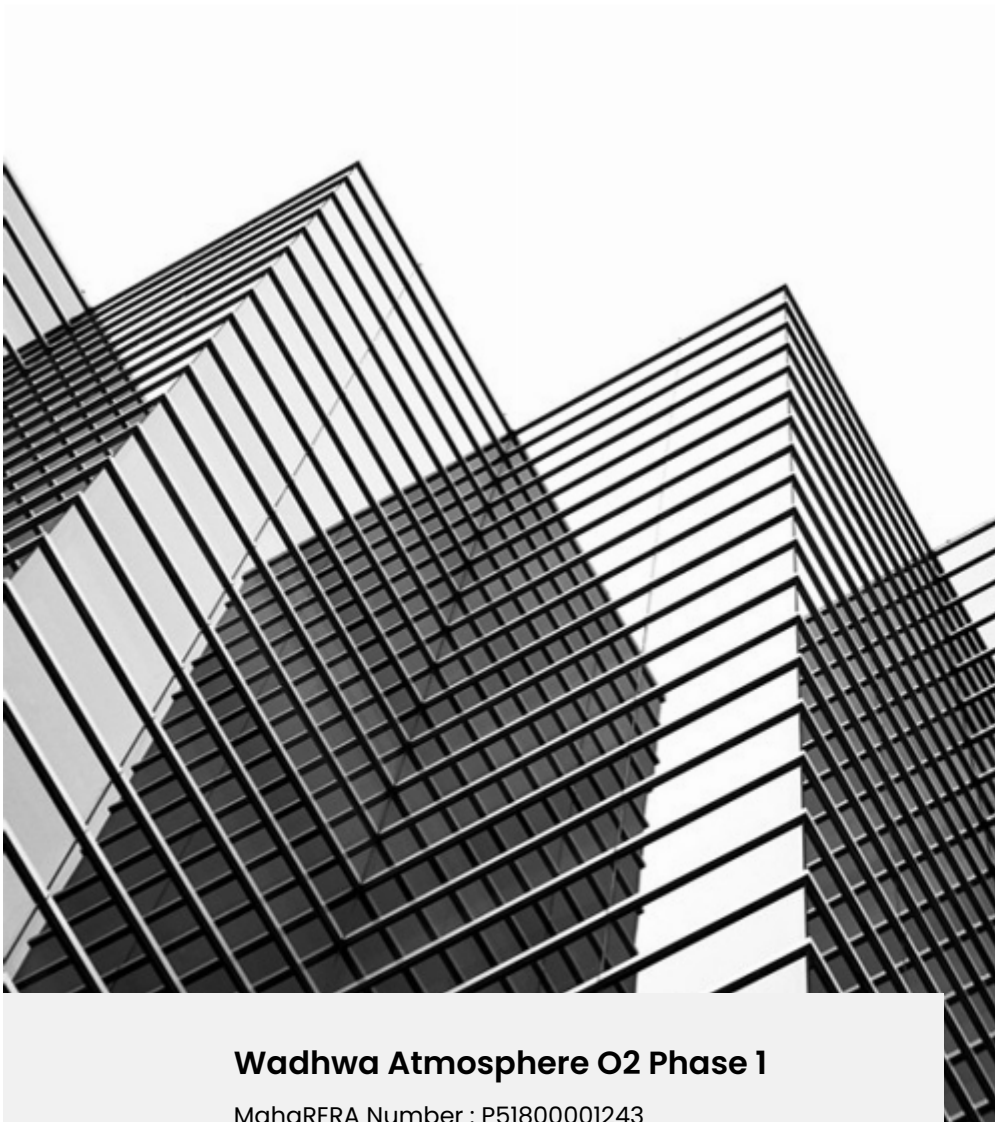


# PROP REPORT



**Wadhwa Atmosphere O2 Phase 1**

MahaRERA Number : P51800001243



## 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 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

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

WADHWA ATMOSPHERE

O2 PHASE 1

## LAND & APPROVALS

### Legal Title Summary

The land upon which the project has been constructed appears to be Free Hold. The said property is the mutation of multiple properties. The builder, Atmosphere O2 has been given development rights for construction.

### Encumbrances

As per documents uploaded on the MahaRERA website, the project is free of all encumbrances.

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
June 2022	3	6

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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	MAN INFRACONSTRUCTION LIMITED

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WADHWA ATMOSPHERE

O2 PHASE 1

## PROJECT & AMENITIES

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

Project Amenities

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

WADHWA ATMOSPHERE  
O2 PHASE 1

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 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

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	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
Finishing	False Ceiling,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	Modular Kitchen

<div>WADHWA ATMOSPHERE</div> <div>O2 PHASE 1</div>	
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# COMMERCIALS



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

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

GST	Stamp Duty	Registration
0%	5%	INR 30000
Floor Rise	Parking Charges	Other Charges
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 India,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 1

## ANNEXURE A

<b>Transection Date</b>	<b>Carpet Area</b>	<b>Floor</b>	<b>Sale Price</b>	<b>Rate per sq.ft.</b>
<b>July 2022</b>	742	27	INR 18900000	INR 25471.7
<b>June 2022</b>	572	18	INR 14056000	INR 24573.43
<b>June 2022</b>	679	38	INR 15410000	INR 22695.14
<b>May 2022</b>	992	40	INR 24400000	INR 24596.77
<b>May 2022</b>	572	42	INR 12208415	INR 21343.38
<b>April 2022</b>	753	19	INR 17300000	INR 22974.77
<b>April 2022</b>	679	19	INR 15400000	INR 22680.41
<b>March 2022</b>	986	21	INR 22989500	INR 23315.92
<b>March 2022</b>	679	20	INR 15447000	INR 22749.63
<b>March 2022</b>	572	5	INR 13010000	INR 22744.76

<b>February 2022</b>	629	39	INR 12845000	INR 20421.3
<b>February 2022</b>	770	43	INR 18550000	INR 24090.91
<b>February 2022</b>	572	21	INR 12935000	INR 22613.64
<b>January 2022</b>	748	46	INR 15903000	INR 21260.7
<b>January 2022</b>	679	33	INR 15209000	INR 22399.12
<b>December 2021</b>	748	37	INR 15900000	INR 21256.68
<b>December 2021</b>	975	31	INR 23372000	INR 23971.28
<b>December 2021</b>	670	46	INR 14565000	INR 21738.81
<b>November 2021</b>	572	39	INR 13027825	INR 22775.92
<b>November 2021</b>	679	41	INR 14589240	INR 21486.36

## REPORT SUMMARY

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### Expected Benefits

The project is centrally located offers residents a plethora of amenities and recreational activities. There 2BHK and 3BHK flats are above average in size when compared to other projects in the vicinity. There are no slums, open drains, or garbage dumps close by, making the surroundings clean and hygienic. The noise levels are high and air pollution levels can drop below optimum levels during rush hour.

### Perceived Shortcomings

Although the builder claims to have received the OC for this phase of the project, there is no OC certificate uploaded on the MahaRERA website for us to verify the claim. Further, there are 6 registered complaints against the project registered under MahaRERA and one on-going litigation, details of which can be found on the Propscience website under Land and Approvals section.

## PROJECT PROPSCORE

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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	86
Local Environment	70
Land & Approvals	62
Project	72
People	56
Amenities	68
Building	67
Layout	60
Interiors	63
Pricing	30
Total	64/100

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