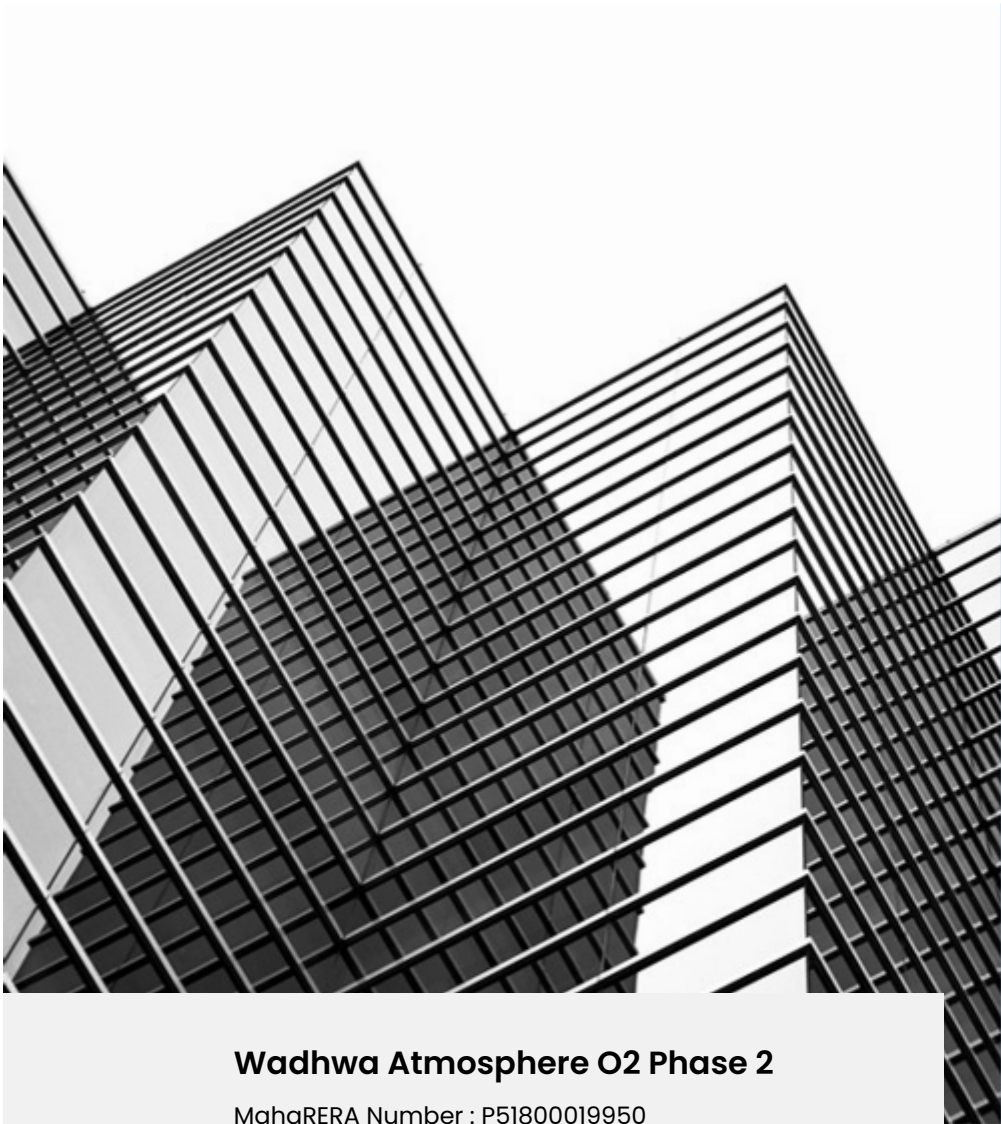


propscience.com

# 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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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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WADHWA ATMOSPHERE

O2 PHASE 2

# 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

O2 PHASE 2

# 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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O2 PHASE 2

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
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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

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# 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.

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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	20	INR 13694000	INR 23448.63
October 2022	760	24	INR 19582000	INR 25765.79
October 2022	584	23	INR 13885000	INR 23775.68
October 2022	857	31	INR 22525000	INR 26283.55
October 2022	584	17	INR 14075234	INR 24101.43

<b>October 2022</b>	825	23	INR 21650000	INR 26242.42
<b>October 2022</b>	825	24	INR 21100000	INR 25575.76
<b>September 2022</b>	857	26	INR 23475000	INR 27392.07
<b>September 2022</b>	584	23	INR 14075000	INR 24101.03
<b>September 2022</b>	636	20	INR 15794000	INR 24833.33
<b>September 2022</b>	636	29	INR 15400000	INR 24213.84
<b>September 2022</b>	633	20	INR 16000000	INR 25276.46
<b>September 2022</b>	853	24	INR 22335007	INR 26184.06
<b>September 2022</b>	853	21	INR 22335007	INR 26184.06
<b>September 2022</b>	760	22	INR 18500000	INR 24342.11

<b>September 2022</b>	584	24	INR 13920000	INR 23835.62
<b>September 2022</b>	762	32	INR 20250000	INR 26574.8

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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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