



BY BHATTAD GROUP AND PENINSULA LAND LTD.

A LANDMARK DRAPED IN LEGACY

MahaRERA registration number: P51900005432 available at website <https://maharera.mahaonline.gov.in>





LEGACIES
COME IN
MANY FORMS

THEY COULD BE
SMALL OR LARGE AMOUNTS
OF MONEY, WEALTH OR
FAMILY HEIRLOOMS.



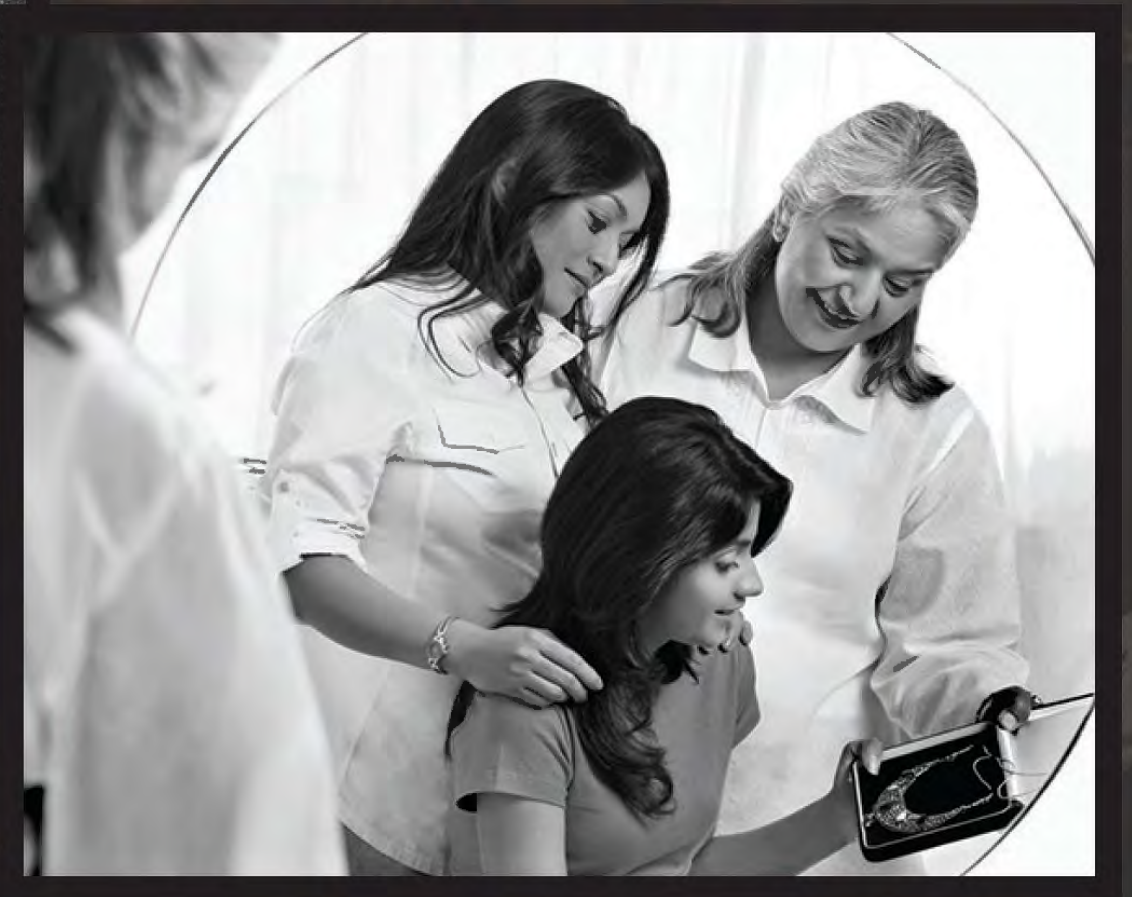
THEY CAN BE
PASSED ON FROM



FATHER TO SON



GENERATION TO
GENERATION



AND IN OUR CASE...

...FROM LANDMARK TO LANDMARK

At Peninsula Land, our legacy is the drive to develop and enhance the city's skyline by constructing commercial and residential projects that redefine how the inhabitants work and live. In the process of creating this legacy, we have delivered landmarks capable of becoming benchmarks which can be passed down from generation to generation.



A JOURNEY THAT'S TRANSFORM- -ATIONAL



With more than 100 years of passion towards perfection, as part of the Ashok Piramal Group, our success story is reflected through remarkable milestones, built over the last 2 decades. The secret behind this sustained success and profitable growth is the group's focus on creating value for its stakeholders and customers.

A LEGACY BUILT
BRICK BY BRICK.
FLOOR BY FLOOR.
TOWER BY TOWER

LANDMARKS THAT BECAME BENCHMARKS.

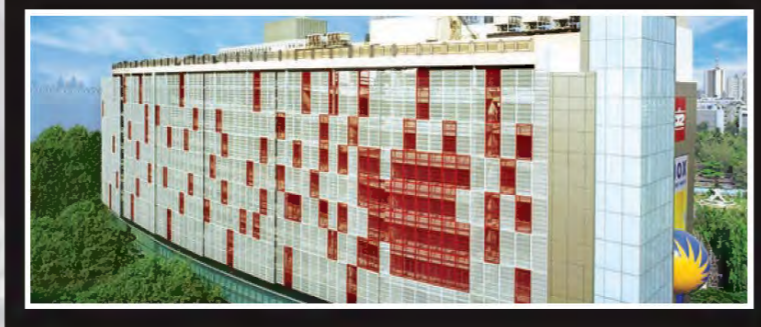


1999

CROSSROADS
India's first premium shopping mall built to international standards.

2003

PENINSULA CORPORATE PARK
The first mill redevelopment project in Mumbai that has transformed Lower Parel into a business hub. With 1 million sq.ft. of integrated corporate space, housing top Fortune 500 companies, it has become the corporate destination of choice.



2005

CR2
South Mumbai's first and only shopping mall-cum-multiplex.

ASHOK GARDENS

Luxury residences that changed perceptions about Sewri and home to the who's who of Mumbai.



2010

ASHOK TOWERS
An opulent residential project spread across 18 acres, it has redefined luxury living in Parel.



PENINSULA BUSINESS PARK

Latest in our range of innovative commercial projects that has earned the distinction of shaping the corporate lifestyle of Lower Parel.



2012

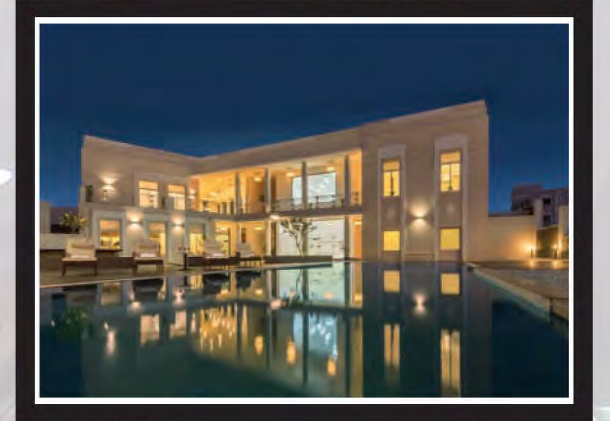


PENINSULA TECHNOPARK

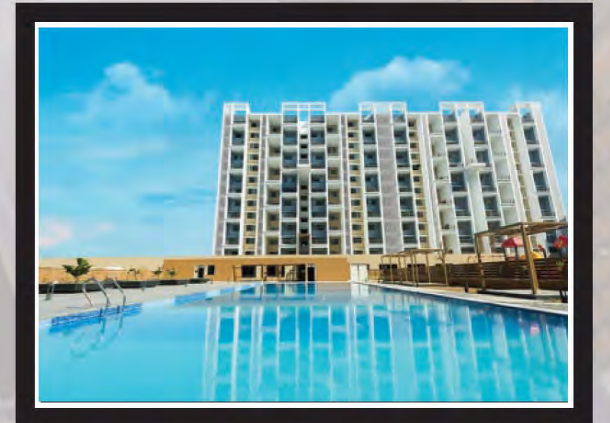
One of the prominent integrated IT parks in BKC.

2012

2017



ASHOK ASTORIA
Nashik's modern Art Deco township right next to Sula Vineyards.



ASHOK MEADOWS
Our premium residences overlooking pristine greenery in the heart of Hinjewadi, Pune.



CELESTIA
SPACES

A HEM BHATTAD PROJECT

BY BHATTAD GROUP AND PENINSULA LAND LTD.

MAHA RERA NO. P51900005432

A LEGACY WORTH COVETING

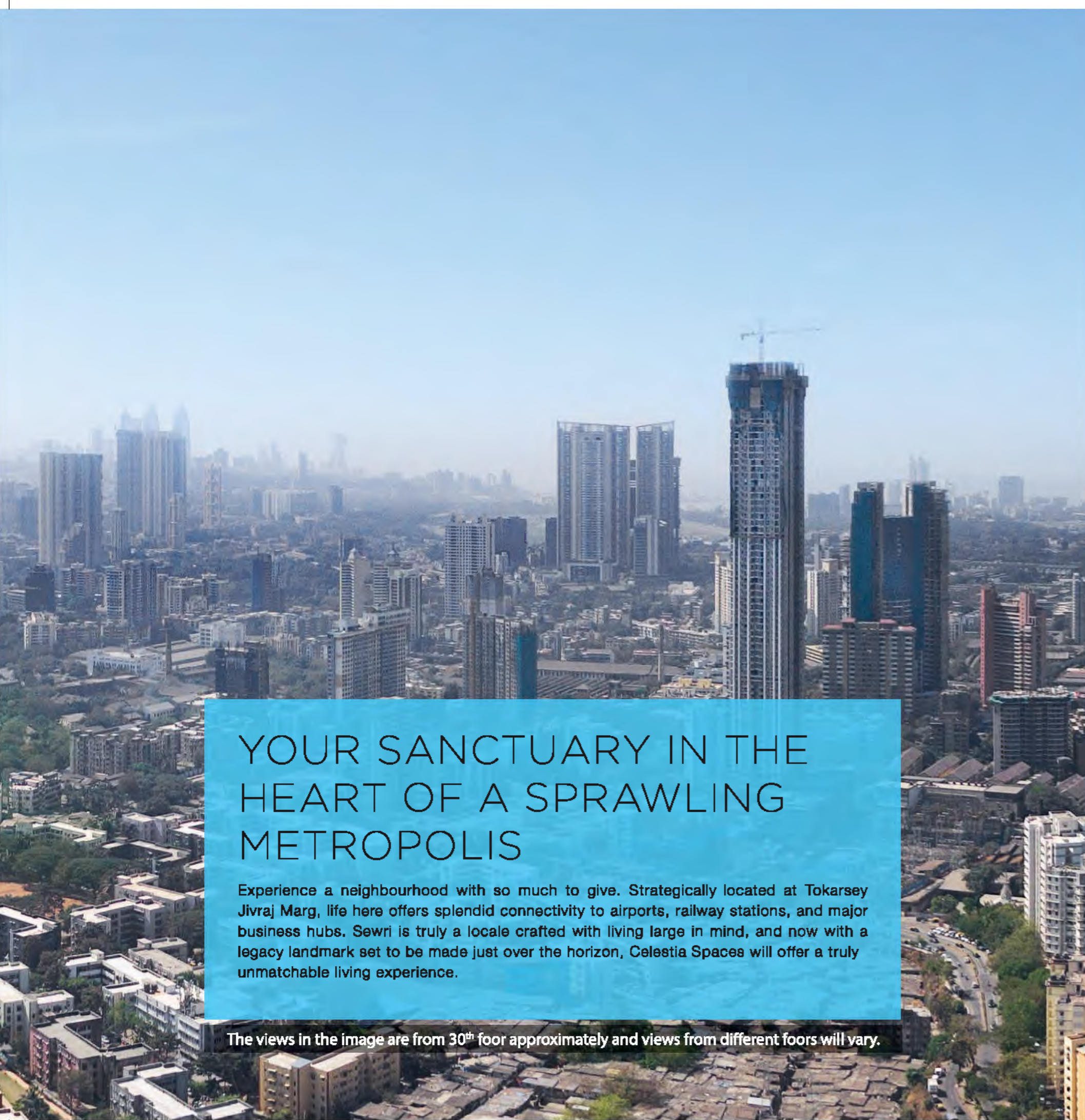
Sewri, what was once home to our illustrious project Ashok Gardens now will also host our latest take on legacy, Celestia Spaces. Now this locale will be home to two iconic 50-storey high-rises offering mesmerizing views of the city's harbour, sea & skyline.

Come and revel in the latest legacy we have crafted for East Mumbai.

- 2, 3 BHK and 3 BHK majestic residences, 4 apartments per floor
- Vast expanse of approx. 5-6 acres
- More than 60% of the plot area reserved for recreational activities
- Extensive landscaped gardens at top podium (above 24 mts)



Artist's Impression



YOUR SANCTUARY IN THE HEART OF A SPRAWLING METROPOLIS

Experience a neighbourhood with so much to give. Strategically located at Tokarsey Jivraj Marg, life here offers splendid connectivity to airports, railway stations, and major business hubs. Sewri is truly a locale crafted with living large in mind, and now with a legacy landmark set to be made just over the horizon, Celestia Spaces will offer a truly unmatched living experience.

The views in the image are from 30th floor approximately and views from different floors will vary.

CONNECTIVITY

- 1.5 Km - Sewri Station
- 2 Km - Eastern Freeway
- 2.7 Km - Dr. Baba Saheb Ambedkar Rd.
- 3.7 Km - Dadar Station (E)
- 13.9 Km - Chhatrapati Shivaji International Airport

UPCOMING INFRASTRUCTURE

- Nava - Sheva link road
- Monorail station

BUSINESS DISTRICTS

- 4 Km - Prabhadevi
- 4.7 Km - Lower Parel
- 5.5 Km - Worli
- 7.4 Km - Fort
- 10 Km - Nariman Point
- 10.7 Km - BKC

SHOPPING DESTINATIONS

- 5.8 Km - Palladium
- 6.2 Km - Brand Factory
- 6.2 Km - Atria Mall
- 10.3 Km - CR 2
- 12.2 Km - Phoenix Market City

RESTAURANTS

- 4 Km - Grandmama's Café
- 4 Km - Zaitran
- 4.1 Km - Todl Mills Social
- 4.4 Km - Farzi Café
- 4.8 Km - The Bombay Canteen
- 5 Km - The Bar Stock Exchange
- 5.1 Km - KoKo Gastro Pub
- 5.7 Km - British Brewing Company

EDUCATION INSTITUTES

- 1.3 Km - JGBN International School
- 4.8 Km - F.A. Podar College Of Commerce And Economics
- 4.6 Km - Welingkar Institute of Management Development & Research
- 5 Km - Don Bosco International School
- 6.1 Km - Bombay Scottish School
- 6.1 Km - Cathedral and John Cannon School

5 STAR HOTELS

- 2.3 Km - ITC Grand Central
- 5.5 Km - The St. Regis
- 6 Km - Four Seasons

CINEMAS

- 5.6 Km - PVR, Phoenix Mall
- 7.2 Km - IMAX, Wadala
- 10.3 Km - INOX, CR 2

HOSPITAL

- 1.9 Km - KEM Hospital
- 1.9 Km - Tata Hospital
- 2.2 Km - Global Hospital

RAILWAY STATIONS

- 1.5 Km - Sewri Station
- 2 Km - Currey Road Station
- 2.4 Km - Lower Parel Station

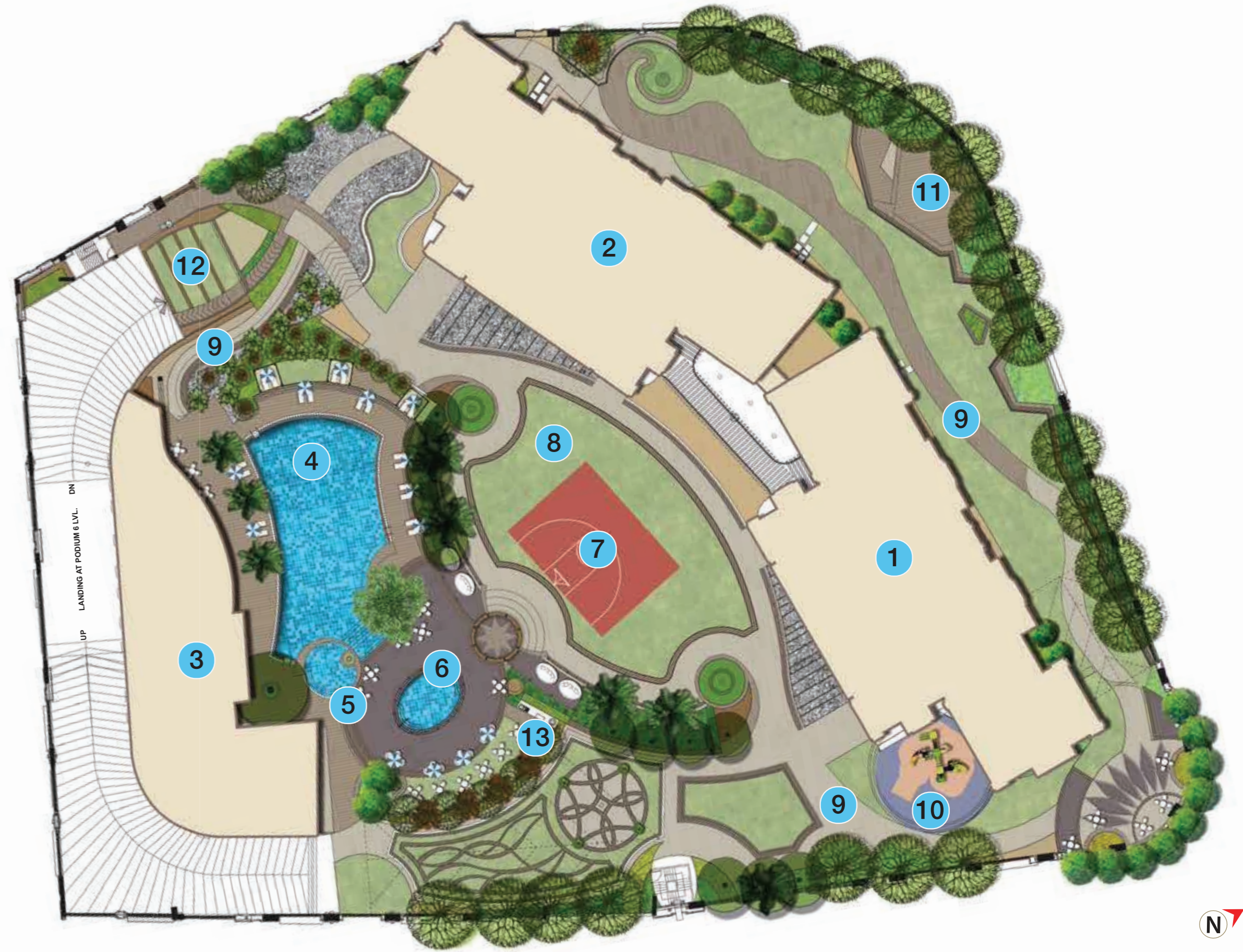
Distances are approximate and provided as per Google Maps



THE LEGACY OF
LIFE AT CELESTIA
SPACES.

- 1 TOWER A
- 2 TOWER B
- 3 CLUBHOUSE
- 4 SWIMMING POOL WITH DECK
- 5 OUTDOOR JACUZZI
- 6 KIDS' POOL
- 7 HALF BASKET BALL COURT
- 8 LAWN
- 9 PATHWAYS
- 10 KIDS' PLAY AREA
- 11 MEDITATION ZONE
- 12 AMPHITHEATRE
- 13 BARBEQUE

PENINSULA FACILITIES





OPEN SPACES TO ACCOMMODATE LUXURY

In a city where every square foot is occupied, space is a rare luxury. Celestia Spaces is your way of enjoying this exclusive extravagance, that too in abundance. On entering Celestia Spaces, you are welcomed by gorgeously landscaped gardens and urban vistas which take you into a world of calmness and tranquility. More than 60% of the project area constitutes open spaces which have a range of exquisite features to pamper yourself in. Stroll around in the themed gardens or find inner peace in the meditation area, Celestia Spaces offers you a plethora of activities to unwind with.



Artist's Impression



EXCLUSIVE INDULGENCES AWAIT YOU AT THE CLUBHOUSE

A sought after pin-code is just the tip of the iceberg when it comes to exclusivity and luxurious living in Celestia Spaces. Extravagance seamlessly transcends into the clubhouse and open spaces as well, with a host of extravagant amenities such as alfresco heated jacuzzi, amphitheatre, cafe and outdoor verandah seating, amongst others. More than 60% space has been assigned purely for recreational activities and lush urban vistas, so that you can unwind in your very own luxurious and private sanctuary, amidst the bustling Mumbai city.



Artist's Impression



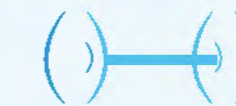
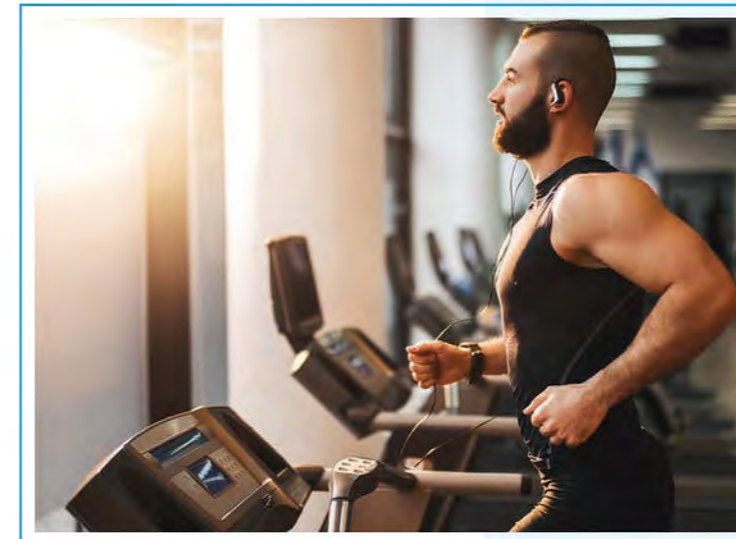
SWIMMING POOL WITH DECK AREA AND OUTDOOR AREA FOR PARTIES



CAFE OUTDOOR SEATING



OUTDOOR JACUZZI



FULLY EQUIPPED FITNESS CENTER



BREATHTAKING CITY SKYLINE VIEWS, AS PART OF THE SKYLINE.

Enjoy mesmerizing panoramic views of the city from your wide french windows as you unwind in your spacious abode. Soak in stunning sunrises and sunsets as you view the city's harbour, sea & skyline.



Actual Image of show apartment



MAXIMIZED LIFESTYLE IN THE MAXIMUM CITY

Ergonomic designs and maximized living spaces, is how every home in Celestia Spaces is built. Enjoy personalized living spaces and experience magnificence every day.



Actual image of show apartment



Actual image of show apartment



THE WAY YOU LIVE IS PART OF YOUR LEGACY

GENERAL AMENITIES

- Imported marble flooring in Living / Dining room
- Wooden flooring- Master Bedroom
- Vitrified tile flooring – Other bedrooms, kitchen
- Coloured video door phone with camera outside the main door
- Acrylic emulsion paint

KITCHEN

- Granite platform with stainless steel sink and drain board
- Ceramic tiles dado above main counter and service counter up to 2' height
- Ceramic tiles dado below main and service counter
- Exhaust fan
- Gas leak detector
- Adequate electrical points

ELECTRICALS

- Provision for split air conditioners in living and all bedrooms
- TV point with cable provision in living and all bedrooms
- Telephone point in living and all bedrooms
- Provision for washing machine in the utility area
- Provision for computer data cable in master bedroom
- Concealed wiring with copper conductors
- Adequate power points in the entire apartment
- Intercom connectivity

TOILETS

- Vitrified tiles flooring
- Tiles dado up to door height
- Counter wash basin
- Mirror above counter wash basin
- Wall hung EWC
- Hot and cold mixer in shower area
- Storage water heater
- Exhaust fan
- Superior quality sanitary ware and CP fittings
- Shower curtain rod and napkin holder
- Highlighter wall in all toilets

DOORS / WINDOWS

- Main door with veneer finish from both sides and provision in design for safety door
- Anodized aluminium or equivalent sliding windows with stone sill

EVERYTHING A MODERN LIFESTYLE NEEDS

GENERAL AMENITIES

- 2 high rise Towers offering panoramic view of the harbour sea
- Multiple levels of covered car parking
- More than 60% of the plot area will be for recreational activities along with roads, paved walkways
- Extensive landscaped gardens at top podium (above 24 mts)
- Automated car recognition for controlled access to residents' parking area
- 24 X 7 security systems with CCTV cameras placed at strategic locations
- Rain water harvesting and sustainable water supply
- Sewage treatment plant
- Waste composting plant
- STP treated water for landscaping and flushing
- Solar lighting for certain common areas of the complex
- Energy efficient water pumps and fixtures
- Power back-up for critical common areas of the complex

CLUBHOUSE

- Fully equipped gymnasium
- Steam room
- Massage room
- Swimming pool with deck area and outdoor area for parties
- Children's pool
- Outdoor jacuzzi
- Multipurpose hall for parties, aerobics and yoga
- Café and outdoor seating

TOWER AMENITIES

- 4 apartments per floor
- Earthquake resistant design for zone III
- Ventilated apartments with ample natural light
- 4 passenger elevators and 2 service elevators in each tower
- Well-designed air-conditioned main entrance lobby and lift lobbies on all floors
- Power back-up for common area lighting and elevator
- One staff toilet on every mid landing
- Closed circuit TV system at the main entrance lobby of each tower
- State of the art fire fighting systems

OUTDOOR RECREATIONAL ACTIVITIES

- Landscaped with seating areas
- Walking pathways
- Kids play area
- Half basketball court
- Meditation area
- Amphitheatre



LOVE THE ENVIRONMENT AND YOURSELF

Enjoy the true freedom of never being concerned for the safety of yourself and your loved ones. Cleaner living and safeguarding your children's future is a daily habit, as is never waiting to park or leave in your car.



Security



Eco-friendly



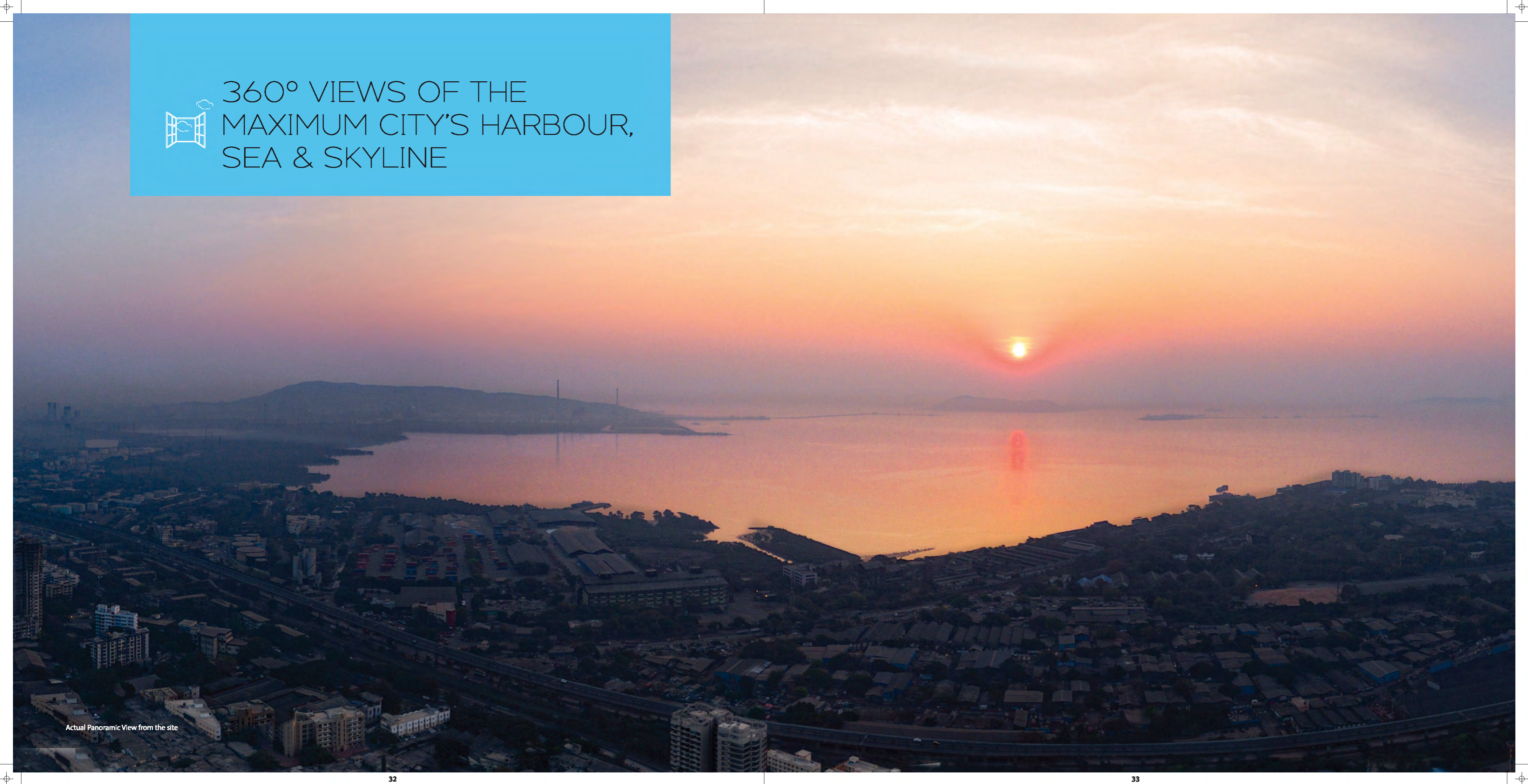
Multilevel Car Park

Artist's Impression





360° VIEWS OF THE MAXIMUM CITY'S HARBOUR, SEA & SKYLINE



Actual Panoramic View from the site



FLOOR PLANS

The 2 majestic towers of 50 stories each comprise of 4 residences per floor. Inside every thoughtfully designed 2-bedroom, 3-bedroom & 3-bedroom Majestic apartments, spaciousness and opulent amenities seamlessly merge to create a lifestyle that is second to none.



UNIT NO. 4 - 3BHK M

SR. NO.	NAME OF ROOM	L (mm)	B (mm)	L (ft)	B (ft)
1	ENT. FOYER	2435	1700	8'-0"	5'-7"
2	LIVING	6470	3960	21'-3"	13'-0"
3	DINING	3730	3565	12'-3"	11'-8"
4	KITCHEN	2440	3362	8'-0"	11'-0"
5	UTILITY	2945	1995	9'-8"	5'-3"
6	SERVANT ROOM	2125	2593	7'-0"	8'-6"
7	SER. TOILET	1075	1595	3'-6"	5'-3"
8	BED-1	3705	4645	12'-2"	15'-3"
9	TOILET BED-1	2515	1600	8'-3"	5'-3"
10	BED-1 PASSAGE	1100	1780	3'-7"	5'-10"
11	BED-2	3705	4035	12'-2"	13'-3"
12	TOILET BED-2	2515	1600	8'-3"	5'-3"
13	BED-2 PASSAGE	1100	1780	3'-7"	5'-10"
14	BED-3	3730	4035	12'-3"	13'-3"
15	TOILET BED-3	2515	1600	8'-3"	5'-3"
16	BED-3 PASSAGE	1075	1780	3'-6"	5'-10"

UNIT NO. 1 - 3BHK M

SR. NO.	NAME OF ROOM	L (mm)	B (mm)	L (ft)	B (ft)
1	ENT. FOYER	2435	1700	8'-0"	5'-7"
2	LIVING	6470	3960	21'-3"	13'-0"
3	DINING	3730	3565	12'-3"	11'-8"
4	KITCHEN	2440	3362	8'-0"	11'-0"
5	UTILITY	2945	1995	9'-8"	5'-3"
6	SERVANT ROOM	2125	2593	7'-0"	8'-6"
7	SER. TOILET	1075	1595	3'-6"	5'-3"
8	BED-1	3705	4645	12'-2"	15'-3"
9	TOILET BED-1	2515	1600	8'-3"	5'-3"
10	BED-1 PASSAGE	1100	1780	3'-7"	5'-10"
11	BED-2	3705	4035	12'-2"	13'-3"
12	TOILET BED-2	2515	1600	8'-3"	5'-3"
13	BED-2 PASSAGE	1100	1780	3'-7"	5'-10"
14	BED-3	3730	4035	12'-3"	13'-3"
15	TOILET BED-3	2515	1600	8'-3"	5'-3"
16	BED-3 PASSAGE	1075	1780	3'-6"	5'-10"

UNIT NO. 3 - 2BHK

SR. NO.	NAME OF ROOM	L (mm)	B (mm)	L (ft)	B (ft)
1	ENT. FOYER	1500	2850	4'-11"	9'-4"
2	LIVING/DINING	3355	7005	11'-0"	23'-0"
3	KITCHEN	2440	3200	8'-0"	10'-6"
4	UTILITY	1220	2060	4'-0"	6'-9"
5	BED-1	3715	3615	12'-2"	11'-10"
6	TOILET BED-1	2515	1600	8'-3"	5'-3"
7	BED-1 PASSAGE	1060	1690	3'-4"	5'-4"
8	BED-2	3340	3565	11'-0"	11'-8"
9	TOILET BED-2	2470	1610	8'-1"	5'-3"
10	BED-2 PASSAGE	1060	1700	3'-4"	5'-7"

UNIT NO. 2 - 3BHK

SR. NO.	NAME OF ROOM	L (mm)	B (mm)	L (ft)	B (ft)
1	ENT. FOYER	1500	2850	4'-11"	9'-4"
2	LIVING/DINING	4010	7005	13'-2"	23'-0"
3	KITCHEN	855	2800	2'-10"	9'-2"
4	UTILITY	2440	3200	8'-0"	10'-6"
5	UTILITY	1220	2060	4'-0"	6'-9"
6	BED-1	3715	3615	12'-2"	11'-10"
7	TOILET BED-1	2515	1600	8'-3"	5'-3"
8	BED-1 PASSAGE	1060	1690	3'-4"	5'-4"
9	BED-2	3400	4100	11'-2"	13'-5"
10	TOILET	2515	1610	8'-3"	5'-3"
11	PASSAGE	2725	1080	8'-11"	3'-4"
12	PASSAGE	1420	1610	4'-8"	5'-3"
13	BED-3	3695	4100	12'-1"	13'-5"
14	TOILET BED-3	2495	1610	8'-2"	5'-3"



BY BHATTAD GROUP AND PENINSULA LAND LTD.
MAHA RERA NO. P51900005432



TYPICAL FLOOR PLAN - TOWER A



UNIT NO 1 - 3BHK M

SR. NO.	NAME OF ROOM	L (mm)	B (mm)	L (ft.)	B (ft.)
1	ENT. FOYER	2435	1700	8'-0"	5'-7"
2	LIVING	6470	3960	21'-3"	13'-0"
3	DINING	3730	3565	12'-3"	11'-8"
4	KITCHEN	2440	3352	8'-0"	11'-0"
5	UTILITY	2945	1595	9'-8"	5'-3"
6	SERVANT ROOM	2125	2593	7'-0"	8'-6"
7	SER. TOILET	1075	1595	3'-6"	5'-3"
8	BED-1	3705	4645	12'-2"	15'-3"
9	TOILET BED-1	2515	1600	8'-3"	5'-3"
10	BED-1 PASSAGE	1100	1780	3'-7"	5'-10"
11	BED-2	3705	4035	12'-2"	13'-3"
12	TOILET BED-2	2515	1600	8'-3"	5'-3"
13	BED-2 PASSAGE	1100	1780	3'-7"	5'-10"
14	BED-3	3730	4035	12'-3"	13'-3"
15	TOILET BED-3	2515	1600	8'-3"	5'-3"
16	BED-3 PASSAGE	1075	1780	3'-6"	5'-10"

UNIT NO 4 - 3BHK M

SR. NO.	NAME OF ROOM	L (mm)	B (mm)	L (ft.)	B (ft.)
1	ENT. FOYER	2435	1700	8'-0"	5'-7"
2	LIVING	6470	3960	21'-3"	13'-0"
3	DINING	3730	3565	12'-3"	11'-8"
4	KITCHEN	2440	3352	8'-0"	11'-0"
5	UTILITY	2945	1595	9'-8"	5'-3"
6	SERVANT ROOM	2125	2593	7'-0"	8'-6"
7	SER. TOILET	1075	1595	3'-6"	5'-3"
8	BED-1	3705	4645	12'-2"	15'-3"
9	TOILET BED-1	2515	1600	8'-3"	5'-3"
10	BED-1 PASSAGE	1100	1780	3'-7"	5'-10"
11	BED-2	3705	4035	12'-2"	13'-3"
12	TOILET BED-2	2515	1600	8'-3"	5'-3"
13	BED-2 PASSAGE	1100	1780	3'-7"	5'-10"
14	BED-3	3730	4035	12'-3"	13'-3"
15	TOILET BED-3	2515	1600	8'-3"	5'-3"
16	BED-3 PASSAGE	1075	1780	3'-6"	5'-10"

UNIT NO. 2 - 3BHK

SR. NO.	NAME OF ROOM	L (mm)	B (mm)	L (ft.)	B (ft.)
1	ENT. FOYER	1500	2850	4'-11"	9'-4"
2	LIVING/DINING	4010	7005	13'-2"	23'-0"
3		855	2800	2'-10"	9'-2"
4	KITCHEN	2440	3200	8'-0"	10'-6"
5	UTILITY	1220	2050	4'-0"	6'-9"
6	BED-1	3715	3615	12'-2"	11'-10"
7	TOILET BED-1	2515	1600	8'-3"	5'-3"
8	BED-1 PASSAGE	1040	1690	3'-6"	5'-6"
9	BED-2	3400	4100	11'-2"	13'-5"
10	TOILET	2515	1610	8'-3"	5'-3"
11	PASSAGE	2725	1080	8'-11"	3'-6"
12	PASSAGE	1420	1610	4'-8"	5'-3"
13	BED-3	3695	4100	12'-1"	13'-5"
14	TOILET BED-3R	2695	1610	8'-2"	5'-3"

UNIT NO. 3 - 2BHK

SR. NO.	NAME OF ROOM	L (mm)	B (mm)	L (ft.)	B (ft.)
1	ENT. FOYER	1500	2850	4'-11"	9'-4"
2	LIVING/DINING	3355	7005	11'-0"	23'-0"
3	KITCHEN	2440	3200	8'-0"	10'-6"
4	UTILITY	1220	2050	4'-0"	6'-9"
5	BED-1	3715	3615	12'-2"	11'-10"
6	TOILET BED-1	2515	1600	8'-3"	5'-3"
7	BED-1 PASSAGE	1040	1690	3'-6"	5'-6"
8	BED-2	3360	3565	11'-0"	11'-8"
9	TOILET BED-2	2470	1610	8'-1"	5'-3"
10	BED-2 PASSAGE	1060	1700	3'-6"	5'-7"



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TYPICAL FLOOR PLAN - TOWER B

2-BEDROOM - 840 SQ. FT.



FLAT NO.	TYPOLOGY	RERA AREAS					
		CARPET AREA		UTILITY AREA		TOTAL	
		SQ. FT.	SQM	SQ. FT.	SQM	SQ. FT.	SQM
3	2 BHK	840.00	78.11	26.00	2.50	867.00	80.61

3-BEDROOM - 1207 SQ. FT.



FLAT NO.	TYPOLOGY	RERA AREAS					
		CARPET AREA		UTILITY AREA		TOTAL	
		SQ. FT.	SQM	SQ. FT.	SQM	SQ. FT.	SQM
2	3 BHK	1207.00	112.18	26.00	2.50	1234.00	114.68

3-BEDROOM MAJESTIC - 1413 SQ. FT.



FLAT NO.	TYPOLOGY	RERA AREAS					
		CARPET AREA		UTILITY AREA		TOTAL	
		SQ. FT.	SQM	SQ. FT.	SQM	SQ. FT.	SQM
4	3 BHK MAJESTIC	1413.00	131.29	55.00	5.17	1468.00	136.46

3-BEDROOM MAJESTIC - 1413 SQ. FT.



FLAT NO.	TYPOLOGY	RERA AREAS					
		CARPET AREA		UTILITY AREA		TOTAL	
		SQ. FT.	SQM	SQ. FT.	SQM	SQ. FT.	SQM
1	3 BHK MAJESTIC	1413.00	131.29	55.00	5.17	1468.00	136.46



ABOUT BHATTAD GROUP

Founded in 1948, Bhattad Group has over the years, amassed a cache of land banks in and around Mumbai at a number of locations with a development potential of more than 15 million sq. ft.

Bhattad has stepped into the business of real estate with a large land cache. Understanding the need of the hour, Bhattad immersed itself in constructing high end luxury projects that may be considered lifestyle benchmarks; enterprises that could stand out as well-planned residential and commercial projects.

Bhattad Group's real estate business can be categorized into two segments – new construction and redevelopment. Designing and constructing a smart home, one that addresses the aspirations that define modern urban living, calls for smart thinking. The Group invests their edifices with a large measure of IQ: the Innovation Quotient that takes into account not just the big, all-too-visible features, but also all the many little details that go into making a good lifestyle great.

The company has experienced a high growth trajectory since inception. Their growth strategy rests upon the vision, the statement - RAISING THE BAR, and forecast plan, converting them into reality and implementing them for the clients' benefit. The Group aims to deliver construction with modern amenities and technology to suit today's lifestyle! Bhattad Group endeavours to be one of India's most trusted developers by delivering high quality products coupled with customer satisfaction, thereby enlarging their family with every new customer.

PROJECTS

- Bhattad Towers at R. M. Bhattad Road in Borivali (W)
- BHATTAD AURUS - Residential project in Borivali
- Bhattad Augustine, Goregaon

At Peninsula Land Limited, as an energetic member of the Ashok Piramal family, we strive to redefine the skyline of India, not just in terms of architecture, but in the lives of people sharing our spaces every day. Our history of groundbreaking projects in Mumbai has established us as one of the more experienced contributors to the real estate industry in India.

Going beyond our fantastic track record in real estate development, we pride ourselves on our good corporate governance and our transparent business practices. Such diligence has enabled us to be among the first real estate companies listed on the Bombay Stock Exchange.

We do not believe in restricting ourselves, preferring to boldly embrace new challenges. This attitude is reflected in the diversity of our projects, ranging from 'first of its kind' retail and commercial projects in India to residential complexes matching international standards. We have taken over 6.4 million sq. ft. of real estate to a new level, with over 18.6 million sq. ft. currently under development in Mumbai, Pune, Lonavala, Goa, Nashik and Bengaluru.

ONGOING PROJECTS ACROSS INDIA



PENINSULA HEIGHTS

Majestic homes bringing generations together in South Bengaluru.



ASHOK BELEZA

Luxury holiday homes built for those who want to indulge in the immersive experience of Goan paradise.

MUMBAI'S GOLDEN CIRCLE



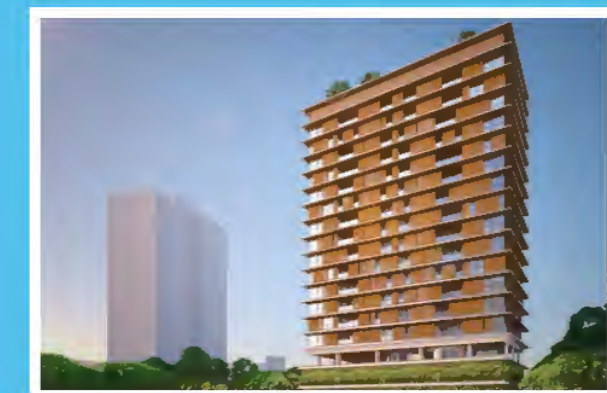
- 1. Bishops Gate, Breach Candy
- 2. Carmichael Residences, Carmichael Road
- 3. Crossroads, Tardeo
- 4. Bayside Mall, Tardeo
- 5. Peninsula Corporate Park, Lower Parel
- 6. Ashok Towers, Parel
- 7. Ashok Gardens, Sewri
- 8. Celestia Spaces, Sewri
- 9. CR2, Nariman Point
- 10. Salsette 27, Byculla

ONGOING PROJECTS IN MUMBAI



SALSETTE27, BYCULLA

Where good old Mumbai's vast open spaces, glorious sea views and greenery come back to Byculla.



CARMICHAEL RESIDENCES

For the creme de la creme of society, only the best will do, built on Mumbai's and India's most expensive street - Carmichael Road.



OUR PARTNERS

CONSTRUCTION AND ENGINEERING

Sterling Engineering Consultancy Services Private Limited offers engineering design services for the built environment. The firm was registered in 1978 and promoted by the partners of Messrs. Hadker Prabhu and Associates - a firm of consulting engineers, founded by Mr. N. B. Hadker in the late 1950s. The practice gradually widened the scope of its activities to include large office complexes, luxury hotels, shopping centres, hospitals, industrial projects, multi-storied apartment buildings, sports complexes, townships and other civil engineering projects. Throughout its three successful decades, Sterling has earned a reputation for creative contributions to engineering and architectural design, technical excellence, remarkable cost and material efficiency and responsive service to clients all over India and abroad.

PROJECTS

- Lotus Villa, Residential Tower – 25 Duplex floors
- Residence Antilia – Mumbai – 30 floors
- Oberoi Woods, Goregaon – Mumbai – 3 Towers – 38 floors
- Residential Tower at Spring Mills, Mumbai – 41 floors
- Ashok Gardens, Residential Towers, Sewri, Mumbai – 2 Towers – 23 floors
- Palais Royale, Luxury Residential Tower, Mumbai – 87 floors
- Waterfront Tower at Colaba, Mumbai – 35 floors
- The Four Seasons Hotel, Phase I, Mumbai – 35 floors
- Leela Beach, Cavelossim, Goa – 180 rooms
- The Taj at Lands End, Mumbai – 450 rooms – 10 floors
- Le Meridien, Beach Resort at Fujairah, UAE – 25 floors
- Hyatt Regency Hotel, Sahar, Mumbai – 6 floors
- Wankhede Stadium, Mumbai
- NSCI Sports Stadium, Worli, Mumbai

LANDSCAPE

P.L. Design Company Ltd., founded in early 1991, has earned the reputation for innovative design service in site planning and landscape architecture. Due to growing environmental concerns, P.L. Design puts special emphasis on creating natural character that will enhance as well as conserve the environment. P.L. Design provides planning services which include resorts, condominiums, housing, offices, public area and recreational planning, offering services to both private and public sector clients. Our extensive experience in a diverse range of projects has equipped P.L. design staff with a comprehensive and rational approach to undertake any given design.

PROJECTS

- Laguna de Banus, Marbella, Spain
- Amari, Phuket
- Government Center, Chaengwattana, Bangkok
- ITC Grand Maratha Sheraton, Mumbai, India
- ITC Grand Central Sheraton & Towers, Parel, Mumbai, India
- Royal Orchid Hotel and Residence, Hyderabad, India
- Holiday Inn Executive Tower Pattaya
- Sahara Star, Mumbai, India*
- Kalpataru IT Bullows, Thane, India
- Courtyard by Marriot, Agra, India
- Vivanta by Taj, Guwahati, Assam, India *

ARCHITECT

Architect Hafeez Contractor, had a modest beginning to his practice in 1982 with a staff of just two. Today, the firm has over 530 employees including senior associates, town planners, architects, interior designers, CAD operators, civil engineering team, and architectural support staff including render and graphic teams.

It has won over 70 national and International Awards, conceptualizing, designing and executing a wide range of architectural projects like bungalows, residential developments, hospitals, hotels, corporate offices, banking and financial institutions, commercial complexes, shopping malls, educational institutions, recreational and sports facilities, townships, airports, railway stations, urban planning and civic development and infrastructure projects. Hafeez Contractor was a member of the Bombay Heritage Committee and New Delhi Lutyens Bungalow Zone Review Committee. Architect Hafeez Contractor is currently empanelled and working with various housing boards of different states including Maharashtra, Rajasthan, Bihar, Chattisgarh, Karnataka and Madhya Pradesh. He worked with developers in Gurgaon and convinced the government that high rise development had more advantages in terms of quality of life versus intense low rise structures dotting the landscape.

PROJECTS

- Hyatt Regency, Mumbai
- ITC Grand Central, Parel, Mumbai
- Holiday Inn, Ahmedabad
- Rodas, Mumbai
- Four Seasons, Mumbai
- The Lost City, Dubai
- D Y Patil Stadium, Navi Mumbai
- DB Turf View, Mumbai
- RNA Mirage, Mumbai
- Runwal Uber, Mumbai
- Piramal Tower, Mumbai
- Hiranandani Gardens, Powai, Mumbai
- DLF pinnacle Gurgaon
- The Imperial 1 & 2, Mumbai
- MInerva, Mahalaxmi, Mumbai
- Indiabulls – Skyliving, Mumbai
- 23 Marina Tower, Dubai

SALES LOUNGE

Celestia Spaces, Next to Ashok Gardens, Behind VRL Logistics, P D'Mello Road, Sewri (West) 400015.

www.celestiaspaces.net

**MahaRERA registration number: P51900005432 available at website
<https://maharera.mahaonline.gov.in>**

Please Note: "The images of project are merely artist's conception thereof. The images of the apartment shown are of the show apartment, we are offering for sale, un-furnished apartments and the add-ons such as furniture's and fixtures in the marketing materials will not form part of any contract/offer unless specifically incorporated in the Agreement for Sale. The terms and conditions of sale shall be incorporated in the Agreement for Sale only." The views in the image are from 30th floor approximately and views from different floors will vary. Terms and Conditions Apply. Project funded by ICICI Bank Limited.