

SALES PAVILION

Lotus Lounge, next to Ashok Towers, Parel, Mumbai 400027

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BY BHATTAD GROUP AND PENINSULA LAND LTD.



ZRICKS LEGACIES
COME IN
MANY FORMS

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

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THEY CAN BE
PASSED ON FROM



FATHER TO SON



GENERATION TO
GENERATION



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AND IN OUR CASE...

...FROM LANDMARK TO LANDMARK

At Peninsula Land, our legacy is the responsibility of developing and enhancing 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 that have now become benchmarks which can be passed down from generation to generation.



A JOURNEY THAT'S TRANSFORMATIONAL

With more than 100 years of passion towards perfection, as part of the Ashok Piramal Group, our success story is reflected through the 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.

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

LANDMARKS THAT BECAME BENCHMARKS.



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's become the corporate destination of choice.



1999

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



2005

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

ASHOK GARDENS
Luxury residences that changed perceptions about Sewri, 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.



2012



PENINSULA TECHNOPARK
One of the first integrated IT parks in BKC.

PENINSULA BUSINESS PARK

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



2016

LUXURIOUS ICONIC TOWER
Launching a super luxurious residential complex (adjoining Ashok Gardens) in central Mumbai with spectacular views.

Currently, we're developing more than 18.6 million sq. ft. of projects in Mumbai, Bengaluru, Pune, Goa, Nashik and Lonavala, with more than 6.4 million sq. ft. of real estate already delivered. But our legacy is not limited only to numbers and concrete structures. Our legacy also embodies enduring relationships built by creating value for our stakeholders and customers and being one with our core values of customer focus, integrity, teamwork, passion for excellence and accountability.



THE LEGACY CONTINUES...

AT PENINSULA LAND, WE ARE ALWAYS LOOKING AT WAYS TO RAISE THE BAR. OUR PROPERTIES NOT ONLY TAKE ARCHITECTURAL GRANDUER TO A NEW LEVEL, THEY ALSO TAKE THE LIFESTYLE OF ITS RESIDENTS SEVERAL NOTCHES ABOVE. WE WORK WITH THE BEST CONSULTANTS IN THE BUSINESS TO CREATE LIVING SPACES WITH HIGH USABLE AREA, ENSURING MINIMUM WASTAGE.

BHATTAD GROUP AND **PENINSULA LAND** ARE PROUD TO ADD ONE MORE LANDMARK THAT TAKES FORWARD THE LEGACY OF STRUCTURES EXCELLED TO PERFECTION.



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HERE IS ANOTHER CHANCE TO BUILD YOUR OWN LEGACY IN THE MAXIMUM CITY

Over the last decade, Ashok Gardens has raised the bar of luxury living in Sewri, and become home to some of the most discerning seekers of lifestyle residences in Central Mumbai. Taking it up a notch is Celestia Spaces, which extends the neighborhood with two iconic 50-story towers offering the most coveted views of the city's eastern harbor, sea and skyline.

Each tower has a mix of 2-bedroom, 3-bedroom, and 3-bedroom Majestic residences, designed to ensure maximum living area inside your home so that you never have to worry about space. The carefully designed complex is spread over a vast expanse of 5.5 acres, of which 60% has been assigned purely for recreational activities, a premium clubhouse and lush urban vistas. All put together, it's a real rarity in Mumbai, one only a few will be able to appreciate and enjoy.



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THE LOCATION THAT HAS IT ALL

True luxury is when you don't have to prioritize in any aspect. Even when it comes to the place where you live, Celestia Spaces is strategically located at Tokarsey Jivraj Marg, offering excellent connectivity to airports, railway stations and major business districts, offering you less time on the road and more with your loved ones. It's also well connected to all the major highways and shopping malls so that you don't need to give sudden vacation plans or shopping sprees a second thought. To up the exclusivity quotient even more, Celestia Spaces offers its residents a truly unmatched neighborhood - Ashok Gardens, home to the crème de la crème of Mumbai

CONNECTIVITY

- 1.8 Km - Eastern Freeway
- 1.8 Km - Sewri Station
- 2.7 Km - Dr. Baba Saheb Ambedkar Road
- 5.7 Km - Dadar Station
- 17.6 Km - Chhatrapati Shivaji International Airport

5 STAR HOTELS

- 2.3 Km - ITC Grand Central
- 5 Km - The St. Regis
- 5.4 Km - Four Seasons

UPCOMING INFRASTRUCTURE

- Nava-Sheva link road
- Monorail station

SHOPPING DESTINATIONS

- 5 Km - Palladium
- 5.4 Km - Sobo Central Mall
- 5.7 Km - Atria Mall

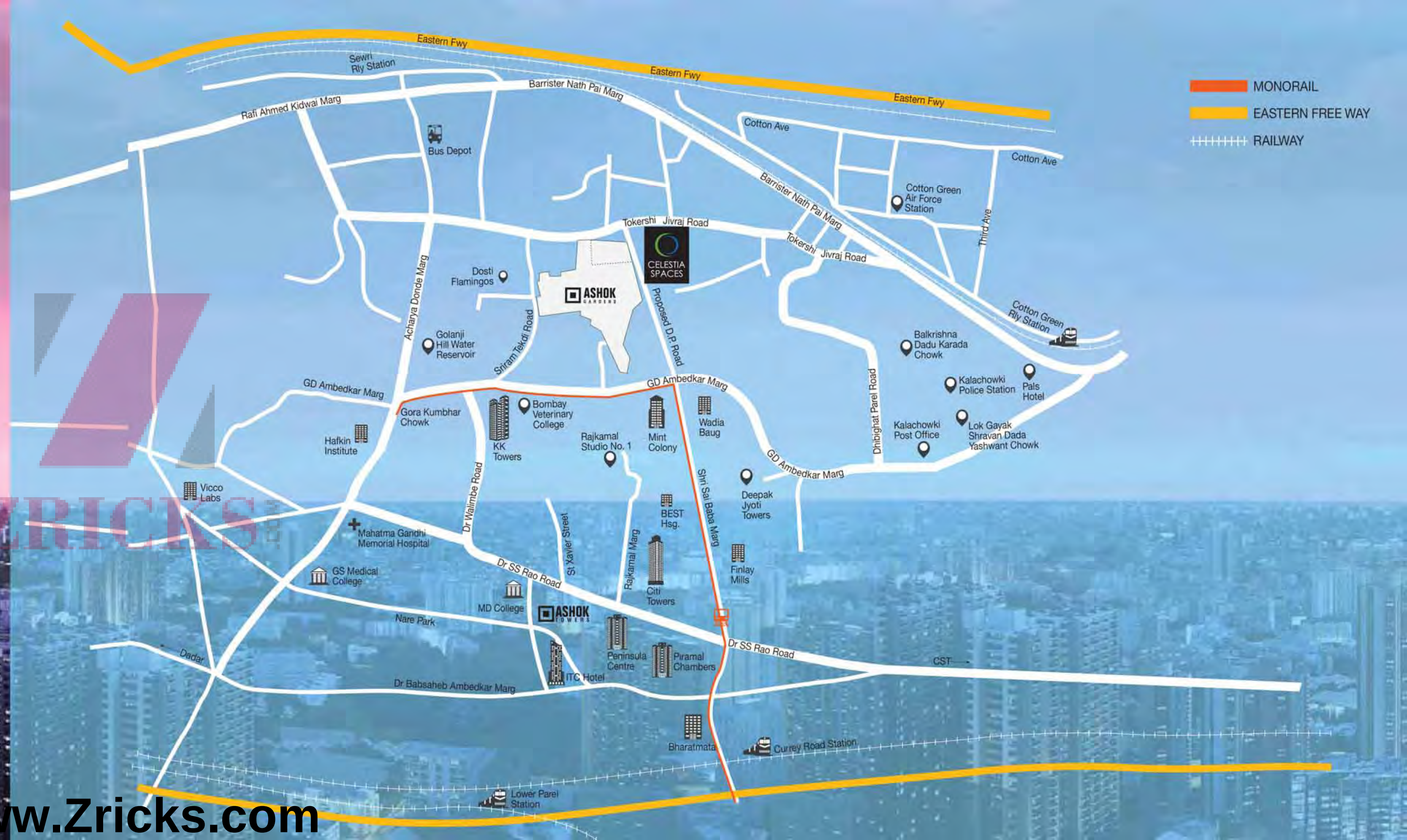
BUSINESS DISTRICTS

- 2.8 Km - Worli
- 3.2 Km - Lower Parel
- 4 Km - Prabhadevi
- 6.9 Km - Fort
- 9.8 Km - Nariman Point
- 12.8 Km - BKC

UTILITIES

- 1.6 Km - King Edward Memorial Hospital
- 1.9 Km - Tata Memorial Hospital
- 4.6 Km - R.A. Podar College Of Commerce And Economic
- 4.7 Km - Welingkar Institute of Management Development & Research
- 5 Km - Don Bosco International School

LOCATION MAP



- MONORAIL
- EASTERN FREE WAY
- RAILWAY



A WELL-APPOINTED WORLD,
FOR A LIMITED FEW

PENINSULA PRIVILEGES

- | | | | |
|---|---------------------------------|----|-----------------------|
| 1 | TENNIS COURT (HIGHER LEVEL) | 10 | SHELTERED SEATING |
| 2 | SWIMMING POOL (25M LAP) | 11 | JOGGING TRACK |
| 3 | KIDS' POOL | 12 | INDOOR SEATING/ CARDS |
| 4 | JACUZZI | 13 | INDOOR TABLE TENNIS |
| 5 | AMPHITHEATRE | 14 | INDOOR CARROM |
| 6 | MEDITATION AREA | 15 | INDOOR THEATRE |
| 7 | SENIOR CITIZENS RELAXATION ZONE | 16 | CRÈCHE |
| 8 | PLAYGROUND AND PARENTS SIT OUT | 17 | FUNCTION LAWN |
| 9 | SHELTERED SEATING | 18 | STAGE |





60% OPEN SPACES, 100% 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. 60% of the project area constitutes of 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.

HALF BASKETBALL COURT



MORE SPACE PER FAMILY



THEMED GARDEN



CHILDREN'S PLAY AREA



BEAUTIFULLY LANDSCAPED AREAS



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- Jogging pathway
- Parents sit-out area
- Board games
- Carrrom tables
- Senior citizen's relaxation area
- Meditation area
- Amphitheatre
- Table Tennis





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, amphitheater, cafe and outdoor verandah seating with TV screen, amongst others. More than 60% of the 5.50 acre complex 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.

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SWIMMING POOL WITH DECK AREA

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CAFE AND OUTDOOR SEATING



OUTDOOR HEATED JACUZZI



FULLY EQUIPPED FITNESS CENTER WITH GYMNASIUM

- Children's pool
- Steam room
- Pool table
- Card tables
- Reading corner
- Toddler's play area
- Multipurpose hall
- Aerobics and yoga
- Verandah seating with TV screen
- Reception area with concierge desk
- Party lawn
- Convenience store



WELL-DESIGNED HOMES WITH MAXIMUM LIVABLE AREA

Every Celestia Spaces' apartment is intuitively designed to offer minimum wastage of space and more opportunities for you to personalize your living space. Every day, you can enjoy a panoramic view of the city from the wide french windows as you unwind in the comfort of your spacious apartments. A well-appointed world awaits you in each of the luxurious estate's 2-bedroom, 3-bedroom & 3-bedroom Majestic residences.

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LUXURIOUS AIR-CONDITIONED ENTRANCE LOBBY



SPACIOUS DESIGN

MODERN LIFESTYLE



BREATHTAKING VIEWS



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





APARTMENT AMENITIES



GENERAL

- Premium quality vitrified tiles flooring and skirting in living room, dining, all bedrooms, kitchen and passage
- Video door phone with camera outside the main door
- Acrylic emulsion paint

KITCHEN

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

ELECTRICALS

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

TOILETS

- Vitrified tiles flooring
- Vitrified tiles dado upto 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
- Premium quality sanitary ware and CP fittings



DOORS AND WINDOWS

- Main door with veneer finish
- Anodized aluminium or equivalent sliding windows



ESSENTIAL EXTRAVAGANCE

- Multiple levels of covered car parking
- Ample car parking space
- Automated car recognition for controlled access to residents' parking area



MULTILEVEL CAR PARK



SAFETY

- 24 X 7 security systems with CCTV cameras placed at strategic locations that will be centrally monitored
- Power backup for critical common areas of the complex
- Towers with adequate features for security and safety
- 4 passenger and 2 service elevators in each tower
- Earthquake resistant design for zone III
- State of the art fire fighting systems



GOING GREEN

- Rainwater 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



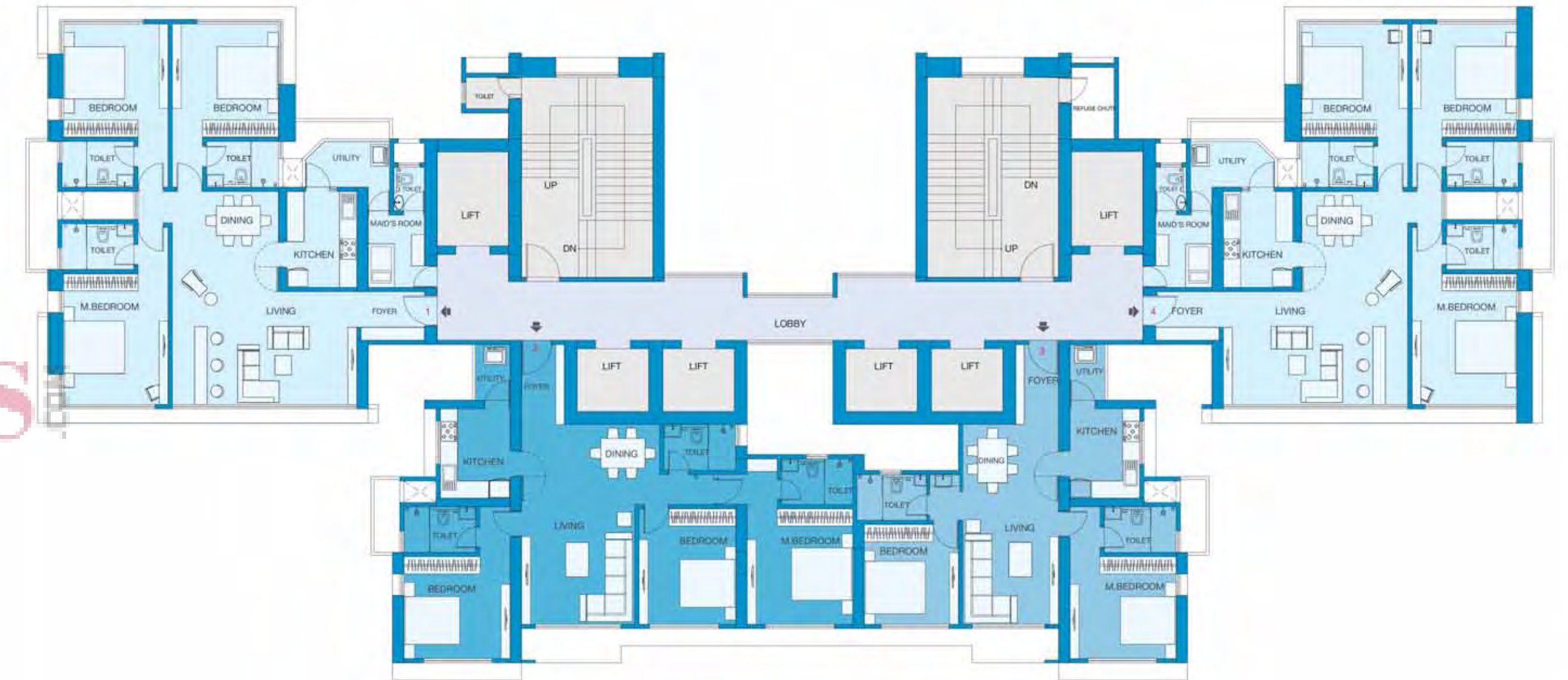
TYPICAL FLOOR PLAN - TOWER A/B



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.

- 3-bedroom Majestic
- 3-bedroom
- 2-bedroom



Proposed Key Plan



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2-BEDROOM - 1343 sq. ft.



Proposed Key Plan



3-BEDROOM - 1901 sq. ft.



Proposed Key Plan

3-BEDROOM MAJESTIC - 2303 sq. ft.



Proposed Key Plan

3-BEDROOM MAJESTIC - 2303 sq. ft.



Proposed Key Plan

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ABOUT BHATTAD GROUP



BHATTAD GROUP
raising the bar... since 1948

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

A flourishing and large quantity of land cache has propelled Bhattad's into the business of real estate. Understanding the need of the hour, Bhattad has immersed itself into constructing high end luxury projects that have consistently raised lifestyle benchmarks; projects that stand out as well-planned residential and commercial masterpieces.

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 myriad little details that go into making a good lifestyle great.

The company has experienced a high growth trajectory since inception. Their growth strategy vests upon the vision, the statement - RAISING THE BAR and forecast plan, further, converting them into reality and implementing them unto the clients' benefits. The Group aims to deliver finest quality construction with luxurious modern amenities and latest technology tailor made to suit modern day lifestyle! Bhattad Group endeavors to be one of India's most trusted developers by delivering highest quality products coupled with the utmost 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

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 – 67 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 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

IT'S TIME TO CREATE YOUR
OWN LEGACY...



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