



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



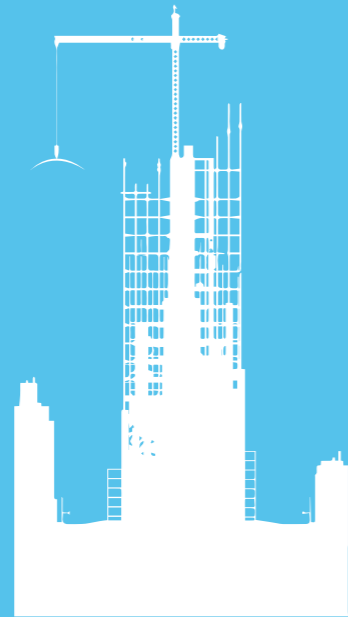
GENERATION TO  
GENERATION



AND IN OUR CASE...

# ...FROM LANDMARK TO LANDMARK

At Peninsula Land Limited, 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.



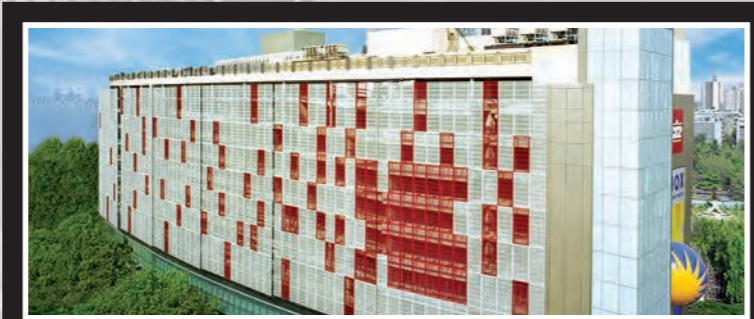
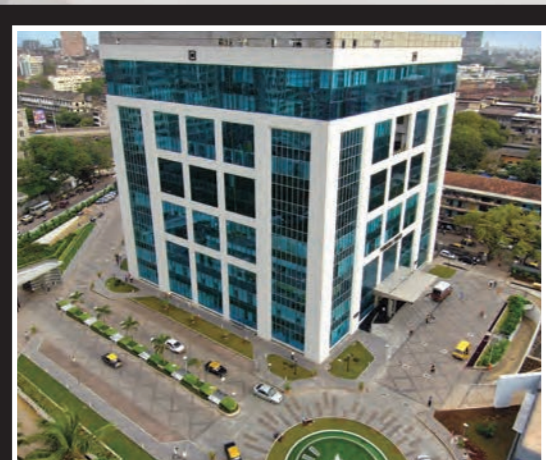
## 1999 CROSSROADS

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 hub into a business hub, with approximately 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 approximately 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.



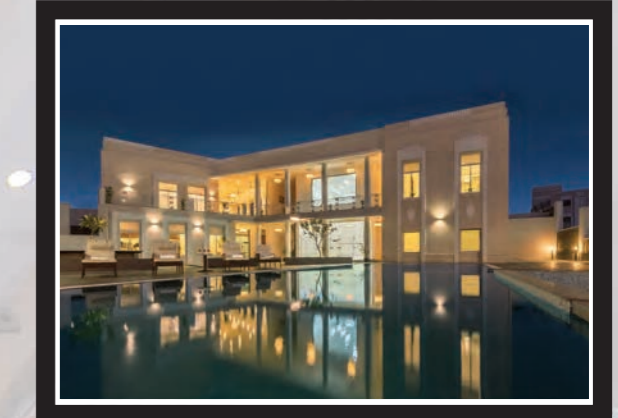
## 2012

### PENINSULA TECHNOPARK

One of the prominent integrated IT parks in BKC.

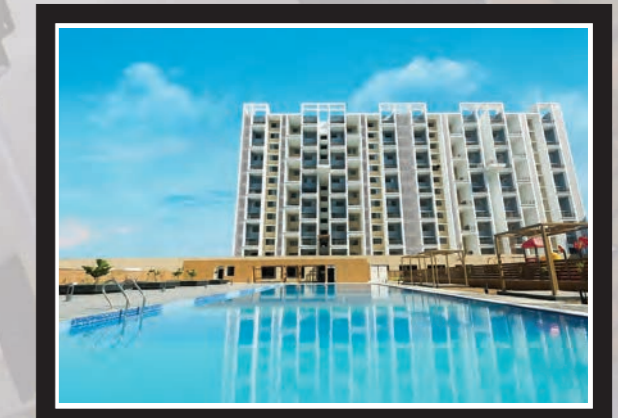


## 2017



### 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 will now also host our latest take on legacy, Celestia Spaces. 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 approximately 5-6 acres
- Approximately 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 30<sup>th</sup> 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

- Nhava - 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

- 5.6 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 - Zaffran
- 4.1 Km - Todi Mills Social
- 4.4 Km - Farzi Café
- 4.6 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 - JBCN International School
- 4.6 Km - R.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
- 8.1 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

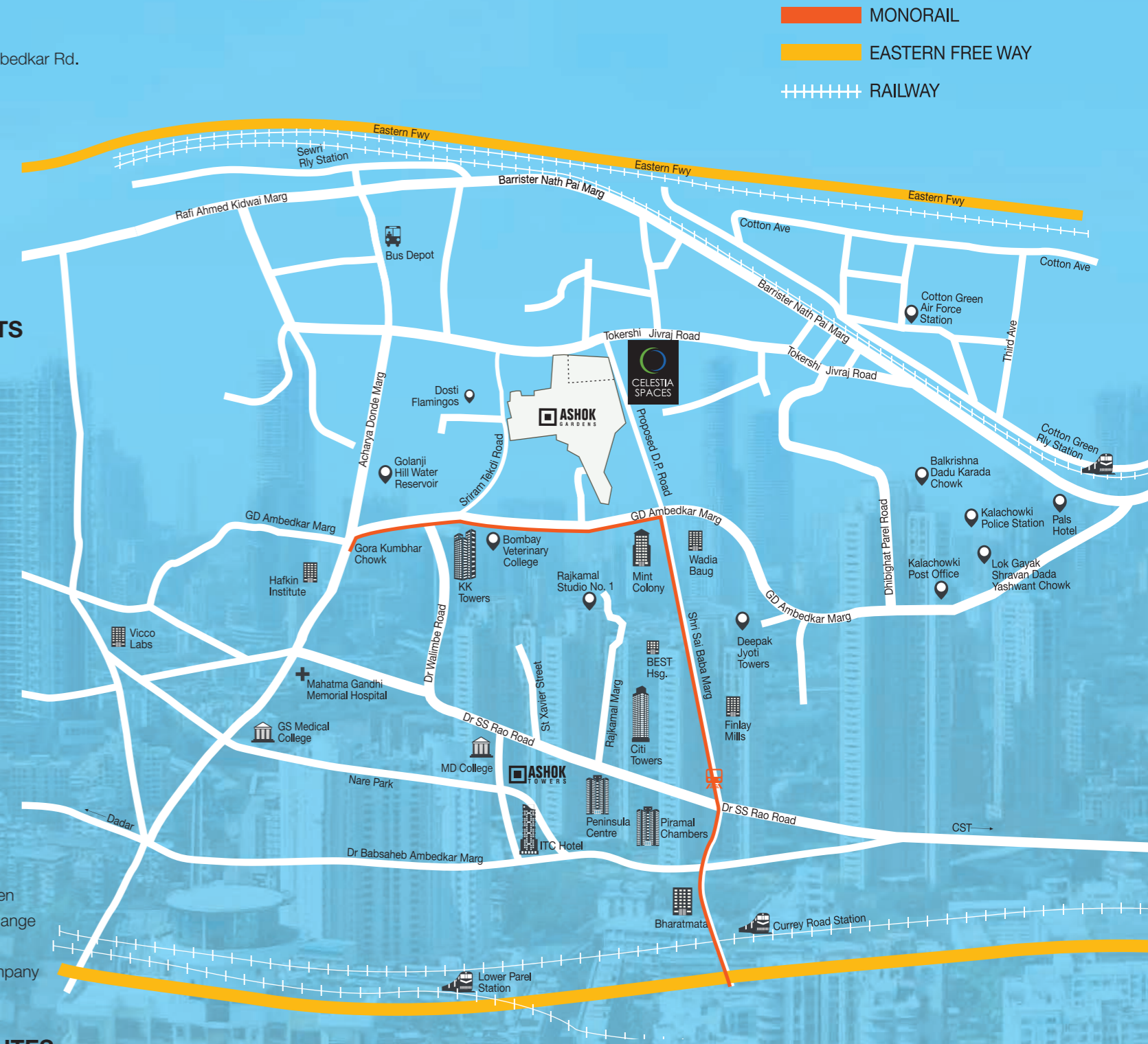
- 5.6 Km - PVR, Phoenix Mall
- 7.2 Km - IMAX, Wadala
- 10.3 Km - INOX, CR 2

## 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

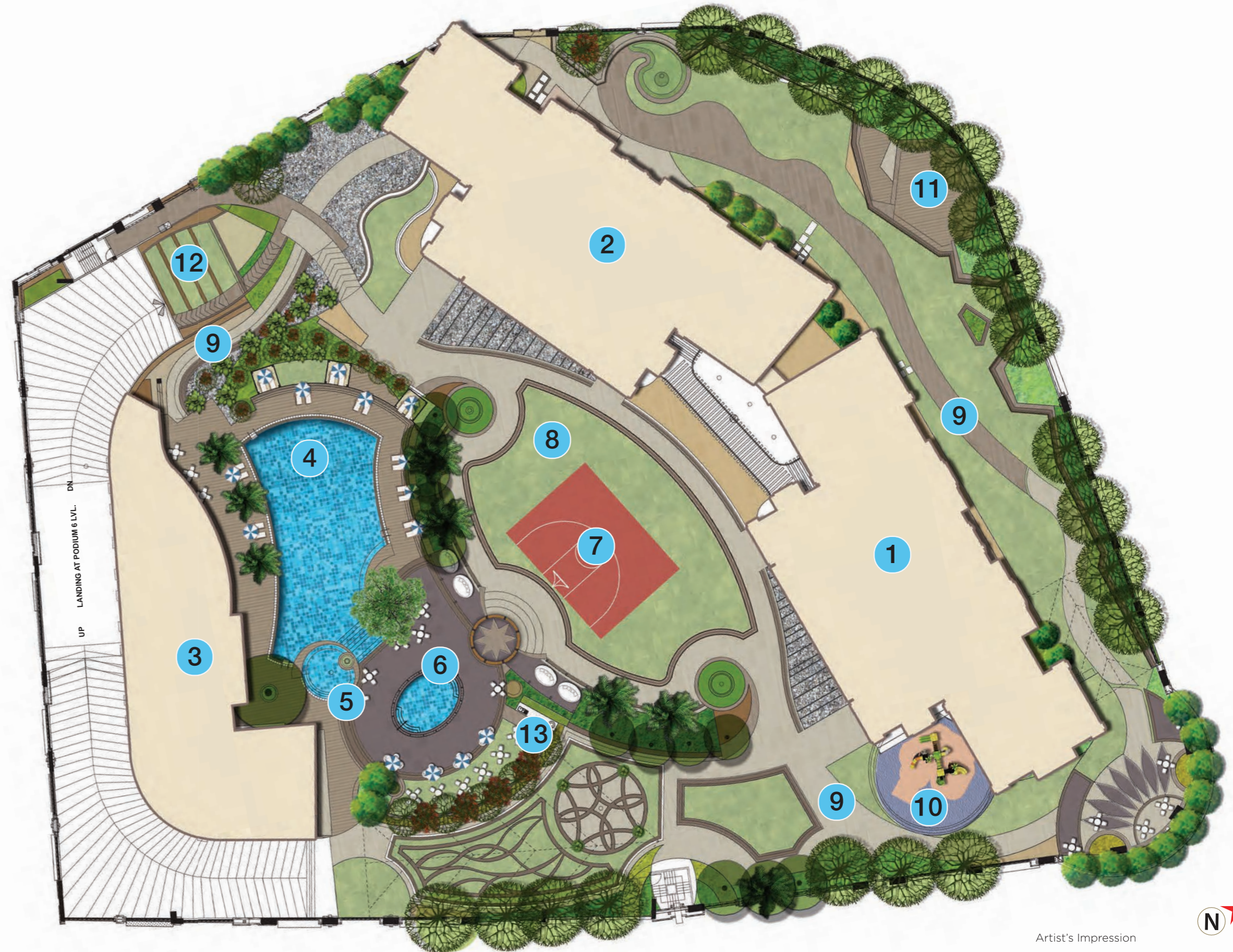


"Distances are approximate and provided as per Google Maps"

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

CELESTIA SPACES FACILITIES



Artist's Impression







## 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. Approximately more than 60% of the project area constitutes open spaces which have a range of exquisite features to pamper yourself in. Stroll around in 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. Approximately 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.





## IMMERSE IN THE LAGOON OF SHEER BLISS

A perfect getaway is not far away, it is at home in Celestia Spaces.

Rejuvenate and revive your body and mind by plunging into the  
Swimming Pool and experience sheer delight.

Savour your favourite bite while resting at the Outdoor Cafe or soak  
in the refreshing ambience of Outdoor Jacuzzi. Explore your physical  
best in the Fitness Centre adorned with all world-class equipments.

Celestia Spaces is shelter to every convenience you could ask for,  
it is the habitat of happiness.

Artist's Impression



SWIMMING POOL WITH DECK AREA  
AND OUTDOOR AREA FOR PARTIES



## 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 the 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

## EVERYTHING A MODERN LIFESTYLE NEEDS

### 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

### GENERAL AMENITIES

- Multiple levels of covered car parking
- Approximately more than 60% of the plot area will be for recreational activities along with roads and paved walkways
- Extensive landscaped gardens at top podium (above 24 mls)
- 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
- SW 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 well-designed 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



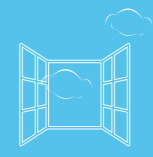
Eco-friendly



Multilevel Car Park



Image for representation purpose only



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







## 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	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. 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	1060	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"

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	1060	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-3	2495	1610	8'-2"	5'-3"

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"



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TYPICAL FLOOR PLAN - TOWER A

Artist's Impression



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"
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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	1060	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-3t	2495	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	1060	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

Artist's Impression

2-BEDROOM - 840 SQ. FT.



Artist's Impression

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.



Artist's Impression

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.



Artist's Impression

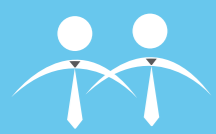
FLAT NO.	TYPOLOGY	RERA AREAS					
		CARPET AREA		UTILITY AREA		TOTAL	
		SQ. FT.	SQM	SQ. FT.	SQM	SQ. FT.	SQM
4	3 BHK MAJESTIC	1413.00	131.29	55.00	5.17	1468.00	136.46

3-BEDROOM MAJESTIC - 1413 SQ. FT.



Artist's Impression

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 approximately 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 small 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