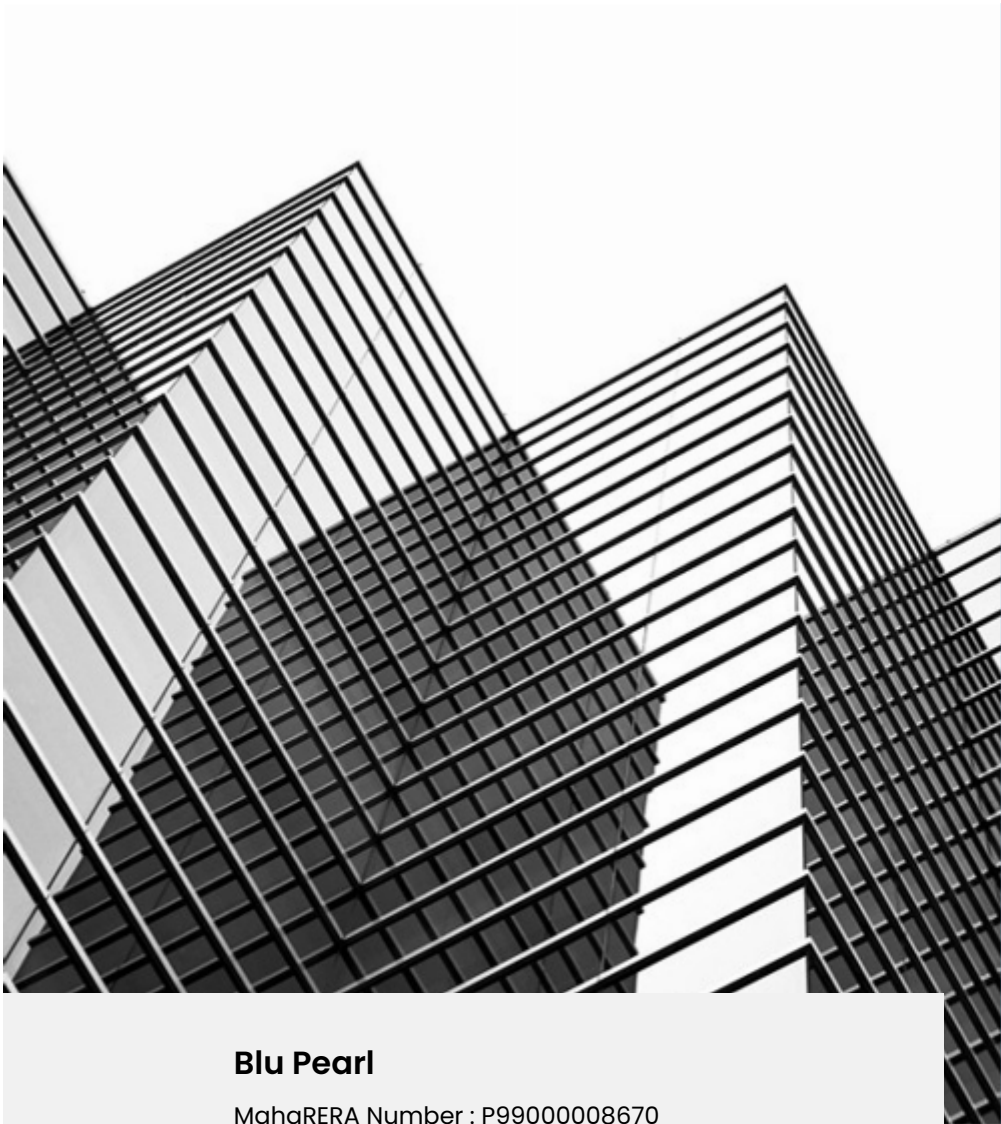


propscience.com

PROP REPORT



Blu Pearl

MahaRERA Number : P99000008670



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

Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area.

Connectivity & Infrastructure

- Virar Railway Station **0.8 Km**
- Sanjivani Hospital **0.7 Km**
- Utkarsha Vidyalaya **1 Km**
- D Mart **0.9 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
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NA	NA	NA
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BUILDER & CONSULTANTS



Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES



Time Line	Size	Typography
Completed on 31st October, 2021	1.82 Acre	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area
Leisure	Library / Reading Room,Senior Citizen Zone,Pet Friendly

Business & Hospitality	NA
Eco Friendly Features	Waste Segregation

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Bldg 1 Wing A	2	15	5	1 BHK,2 BHK,3 BHK	75
Bldg 2 Wing D	2	15	5	1 BHK,2 BHK,3 BHK	75
Bldg 3 Wing B	2	15	5	1 BHK,2 BHK,3 BHK	75
Bldg 4 Wing C	2	15	5	1 BHK,2 BHK,3 BHK	75
Bldg 5 Wing D	2	15	4	1 BHK,2 BHK,3 BHK	60
First Habitable Floor				NA	

Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	401 – 404 sqft
2 BHK	556 – 638 sqft
3 BHK	790 sqft
1 BHK	401 – 404 sqft
2 BHK	556 – 638 sqft
3 BHK	790 sqft
1 BHK	401 – 404 sqft

2 BHK	556 – 638 sqft
3 BHK	790 sqft
1 BHK	401 – 404 sqft
2 BHK	556 – 638 sqft
3 BHK	790 sqft
1 BHK	401 – 404 sqft
2 BHK	556 – 638 sqft
3 BHK	790 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA

Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 10658.42	--	INR 4282000 to 4306000
2 BHK	INR 9482.76	--	INR 5997000 to 6633000
3 BHK	INR 10510.13	--	INR 8303000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges

NA	NA	NA
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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank,IDBI Bank,PNB Housing Finance Ltd,SBI Bank

Transaction History

Details of some of the latest transactions can be viewed in Annexure A.

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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	45

Connectivity	48
Infrastructure	66
Local Environment	30
Land & Approvals	50
Project	60
People	39
Amenities	36
Building	53
Layout	40
Interiors	30
Pricing	30
Total	44/100

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