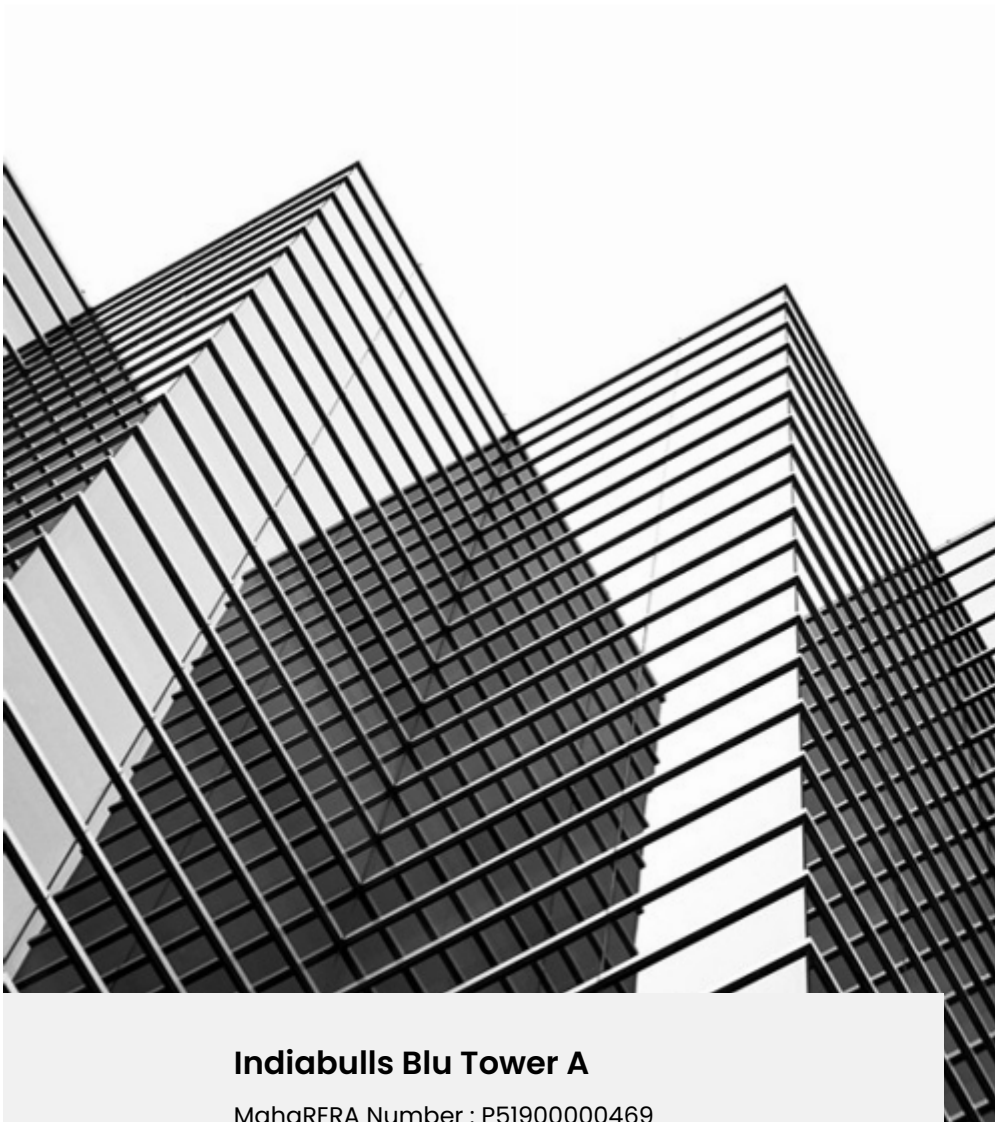


propscience.com

PROP REPORT



Indiabulls Blu Tower A

MahaRERA Number : P51900000469



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 Worli. Worli is a locality in Mumbai. It is one of the four peninsulas of Mumbai, the others being Colaba, Bandra and Malabar Hill. The focal point of upscale Worli is its seaside promenade, with views of the Arabian Sea and the striking Bandra-Worli Sea Link cable bridge. Worli is a popular residential choice, with some of the cities most affluent businessmen owning bungalows in the vicinity. The Bandra-Worli Sea Link connect the locality to Mumbai Suburbs, making it very centrally located. Some of the most expensive residences in the city are being constructed in this area. The localities boasts of several eateries, hotels and recreational centres.

Post Office	Police Station	Municipal Ward
Worli Naka	Worli Police Station	Ward G South

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 75 Satisfactory AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, **14.50 Km**
- Chhatrapati Shivaji Maharaj International Airport **14.80 Km**
- Parel bus depot MSRTC, 2nd Floor Parel Premises Gokhale Road Opp Motiwal Oswal Towers Parel West Mumbai South Junction, Parel Bus Depot, Dighe Nagar, Parel, Mumbai, Maharashtra 400025 **2.60 Km**
- Dadar Terminus, Hindmata, Radhika Saikripa Co-op Society, Dadar East, **4.70 Km**
- Eastern Express Highway **6.80 Km**
- TATA MEMORIAL HOSPITAL **4.20 Km**
- SitaRam School, **2.20 Km**
- Atria Mall **1.2 Km**
- Palladium Mall, Palladium Mall Pedestrian Walkway, Gandhi Nagar, Upper Worli, Lower Parel, Mumbai, Maharashtra 400013 **800 Mtrs**

INDIABULLS BLU TOWER A

LAND & APPROVALS

Legal Title Summary

The land upon which the project has been constructed appears to be Free Hold. The owner and the developer of the said property is Indiabulls Infraestate Limited. A portion of land was given to MHADA as part of the agreement.

Encumbrances

As per documents uploaded on the MahaRERA website, there does not appear to be any charges, claimants or mortgages attached to the project.

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	NA	4

BUILDER & CONSULTANTS

Indiabulls Group was incorporated in 2006 under the leadership of Mr Sameer Gehlaut, an engineer from IIT Delhi. The company began with a vision to focus on construction and development of residential, commercial and SEZ projects in major Indian metros. Over the years Indiabulls has delivered world class commercial buildings covering over 3.3 million sqft. Some of their iconic buildings include One Indiabulls Centre and Indiabulls Finance Centre in Mumbai. In the residential sector they have successfully delivered residential complexes and townships in Mumbai, Panvel and Gurugram, Chennai, Madurai and Ahmedabad.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2021	10 Acre	1 BHK,2 BHK,3 BHK,4 BHK,5 BHK,6 BHK

Project Amenities

Sports	Badminton Court,Cricket Pitch,Squash Court,Tennis Court,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
Leisure	Mini Theatre,Spa,Library / Reading Room
Business & Hospitality	Banquet Hall,Conference / Meeting Room,Restaurant / Cafe,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

INDIABULLS BLU TOWER A

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Indiabulls Blu Tower A	8	56	4	1 BHK,2 BHK,3 BHK,4 BHK,5 BHK,6 BHK	224
First Habitable Floor				9 th floor	

Services & Safety

- **Security** : Security System / CCTV,Intercom Facility
- **Fire Safety** : NA
- **Sanitation** : The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation** : NA

INDIABULLS BLU TOWER A

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	580 sqft
2 BHK	809 – 1843 sqft
3 BHK	1007 – 1202 sqft
4 BHK	1621 – 3019 sqft
5 BHK	1864 – 5100 sqft
6 BHK	7024 sqft
Floor To Ceiling Height	Between 9 and 10 feet

Views Available	Open Grounds / Landscape / Project Amenities
-----------------	--

Flooring	NA
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

INDIABULLS BLU TOWER A

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 75000	INR 43500000	INR 43500000
2 BHK	INR 74969.77	INR 60700000	INR 60700000 to 138200000

3 BHK	INR 74975.17	INR 75500000	INR 75500000 to 90200000
4 BHK	INR 74984.63	INR 121600000	INR 121600000 to 226425000
5 BHK	INR 75000	INR 139800000	INR 139800000 to 382500000
6 BHK	INR 75000	INR 526800000	INR 526800000

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

GST	Stamp Duty	Registration
0%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA

**Bank Approved
Loans**

HDFC Bank,Indialbulls Home Loans,PNB Housing
Finance Ltd

Transaction History

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

INDIABULLS BLU TOWER A

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
September 2022	5793	53	INR 480000000	INR 82858.62
September 2022	2913	12	INR 104250000	INR 35787.85
July 2022	1424	34	INR 61900000	INR 43469.1
June 2022	2374	NA	INR 83520000	INR 35181.13
June 2022	5207	NA	INR 360000000	INR 69137.7
May 2022	2886	15	INR 126750000	INR 43918.92
April 2022	2622	NA	INR 87792000	INR 33482.84

April 2022	827	NA	INR 45100000	INR 54534.46
March 2022	1381	NA	INR 190725300	INR 138106.66
March 2022	3169	NA	INR 132768000	INR 41895.87
March 2022	2192	15	INR 102192000	INR 46620.44
February 2022	1769	18	INR 78134190	INR 44168.56
February 2022	3091	7	INR 129408000	INR 41866.06
February 2022	3653	7	INR 129984000	INR 35582.81
January 2022	1295	27	INR 72000000	INR 55598.46
December 2021	5121	34	INR 353770473	INR 69082.3
December 2021	2189	14	INR 106950000	INR 48857.93
November 2021	2129	16	INR 102192000	INR 48000

November 2021	1007	16	INR 46500000	INR 46176.76
October 2021	1760	12	INR 88000000	INR 50000

INDIABULLS BLU TOWER A

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	83
Connectivity	55
Infrastructure	92
Local Environment	100
Land & Approvals	56

Project	63
People	56
Amenities	62
Building	78
Layout	69
Interiors	45
Pricing	30
Total	66/100

INDIABULLS BLU TOWER A

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience

will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.