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# 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**



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## LAND & APPROVALS

Last updated on the MahaRERA website

On-Going  
Litigations

RERA Registered  
Complaints

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

<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	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

<b>First Habitable Floor</b>	NA
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## 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

<b>Floor To Ceiling Height</b>	NA
<b>Views Available</b>	NA

<b>Flooring</b>	Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	NA
<b>Finishing</b>	NA
<b>HVAC Service</b>	NA

<b>Technology</b>	NA
<b>White Goods</b>	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.

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>

NA	NA	NA
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<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	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.



## 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

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

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