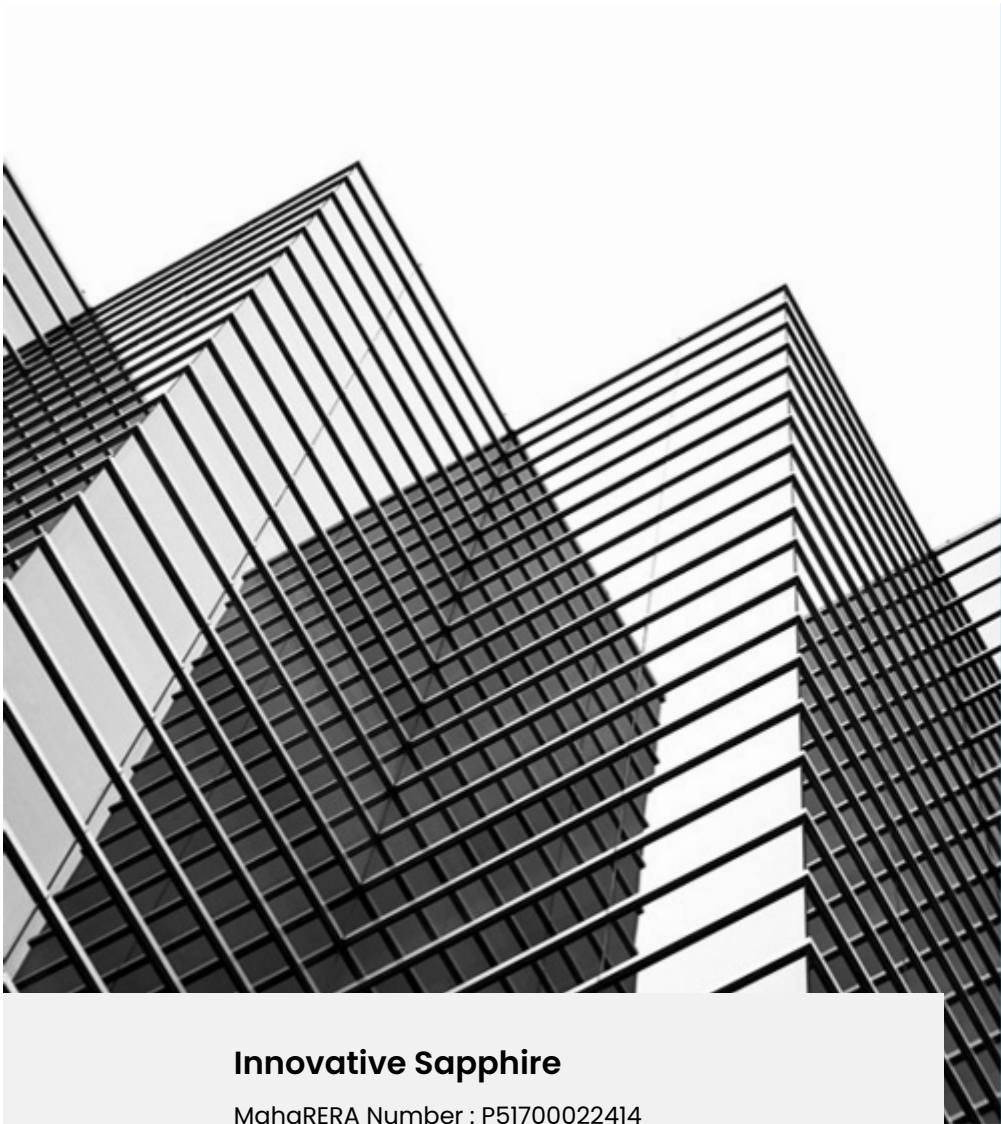


propscience.com

PROP REPORT



Innovative Sapphire

MahaRERA Number : P51700022414



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 CBD Belapur. CBD Belapur is an important locality of Navi Mumbai. The locality has main head offices for the NMMC, CIDCO, Commissioner of Central Excise, Special Crime Branch, MTNL and maintains a head branch for RBI. CBD Belapur plays a crucial role in the economical and administrative department for Navi Mumbai, because of which CBD Belapur is home to several call centers, including ChoiceConnex, Wipro BPO, Kaizen and SilkRoot. CBD Belapur will soon house the new international airport. Belapur railway station lies on the Harbour line of the Mumbai Suburban Railway. The Sion Panvel Highway passes through it and Palm Beach Road connects it to Vashi.

Post Office	Police Station	Municipal Ward
Belapur Node III	NA	CBD Belapur

Neighborhood & Surroundings

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

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **35.2 Km**
- Navi Mumbai International Airport **7.4 Km**
- Belapur Railway Station **1.9 Km**
- Navi Mumbai Municipal Hospital **350 Mtrs**
- Delhi Public School **2 Km**
- Seawoods Grand Central Mall **2.8 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	NA	1

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 31st December, 2024	544 Sqmt	1 BHK,2 BHK
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Project Amenities

Sports	NA
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Water Storage

INNOVATIVE SAPPHIRE

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	1	4	3	1 BHK,2 BHK	12
Wing B	1	4	3	1 BHK,2 BHK	12
First Habitable Floor				1st	

Services & Safety

- **Security** : Maintenance Staff,Security System / CCTV
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

INNOVATIVE SAPPHIRE

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	229 - 251 sqft
2 BHK	331 - 382 sqft
1 BHK	229 - 251 sqft
2 BHK	331 - 381 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

INNOVATIVE SAPPHIRE

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 25832.67	INR 5920000	INR 6572000 to 7200000
2 BHK	INR 25830.82	INR 8550000	INR 9500000 to 10940000

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

GST	Stamp Duty	Registration
5%	4%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	INR 0

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

Transaction History

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

INNOVATIVE SAPPHIRE

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	73
Connectivity	48
Infrastructure	72
Local Environment	30
Land & Approvals	36
Project	65
People	39
Amenities	30
Building	53
Layout	34
Interiors	45
Pricing	30

Total

46/100

INNOVATIVE SAPPHIRE

Disclaimer

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