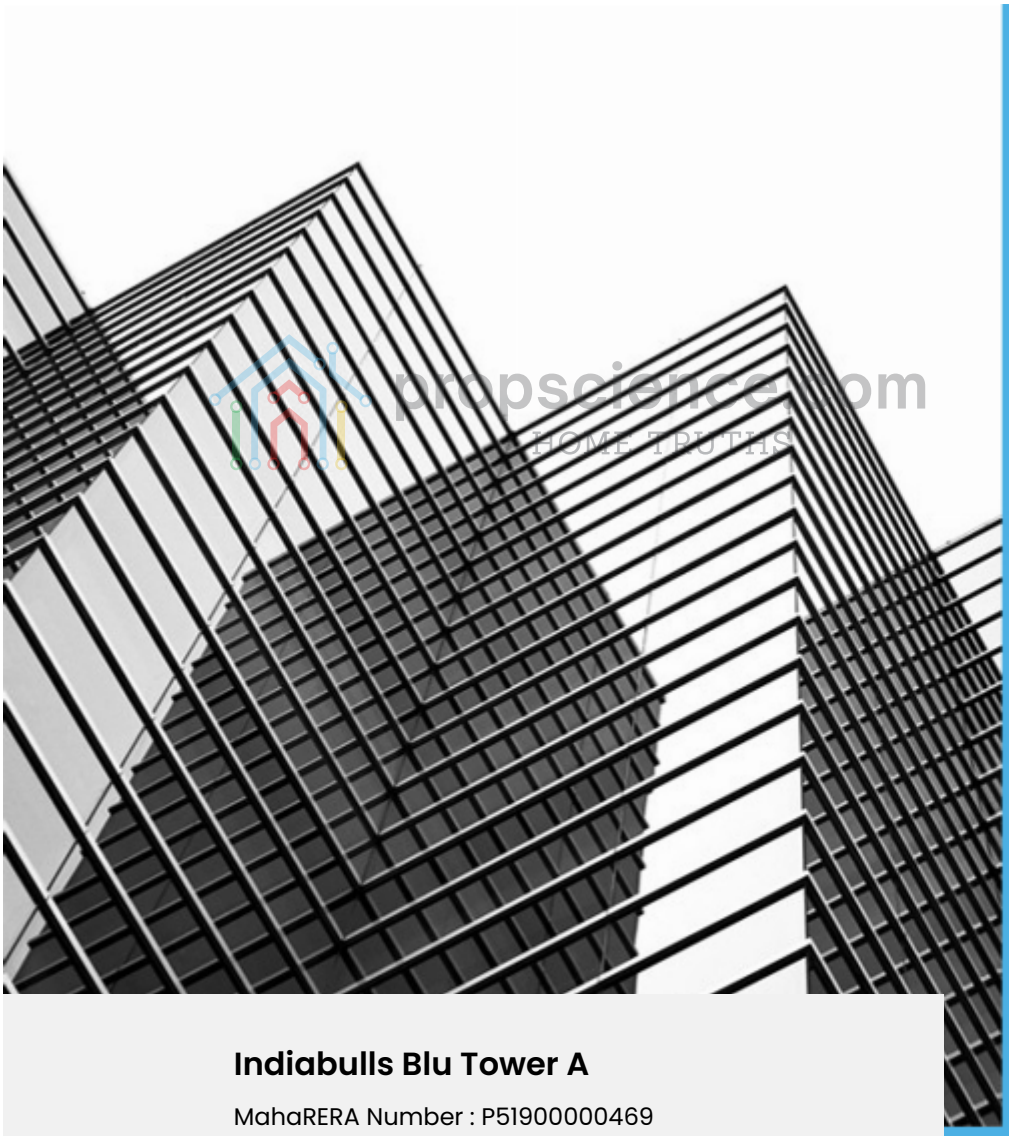
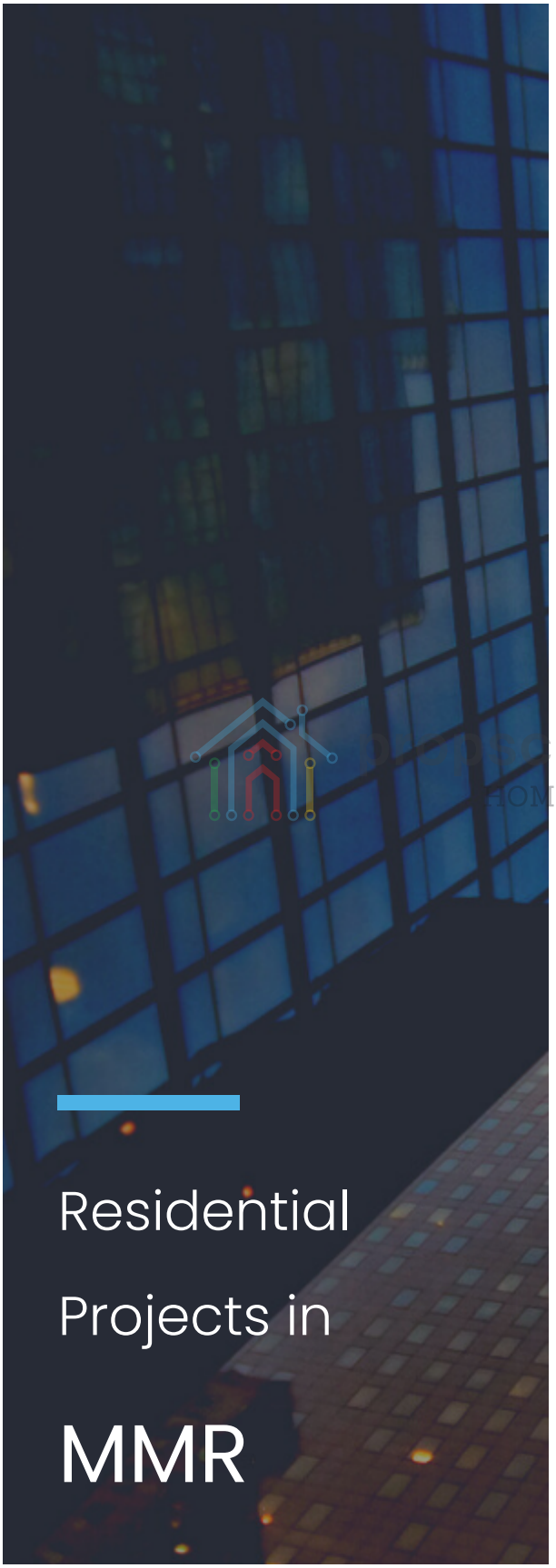
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PROP REPORT



Indiabulls Blu Tower A

MahaRERA Number : P51900000469



Residential Projects in MMR

WE HELP YOU MAKE THE INVESTMENT

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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.

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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

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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**

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LAND & APPROVALS

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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

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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

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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

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BUILDING LAYOUT

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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 nalas /slums /gutters /sewers
- **Vertical Transportation :** NA

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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

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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

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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

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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.

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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

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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

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

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PROJECT PROPSCORE

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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**

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INDIABULLS BLU TOWER A

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