

propscience.com

# PROP REPORT



**Indiabulls Blu Tower B**

MahaRERA Number : P51900000473



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, **13.80 Km**
- Chhatrapati Shivaji Maharaj International Airport **16.80 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 **3.60 Km**
- Hindu Smashan Bhoomi, Mariamma Nagar, **1.20 Km**
- M. A. Podar Hospital, Dr Annie Besant Rd, B Wing, **700 Mtrs**
- Podar ORT International School, 68, Worli Hill Estate, Worli, **1.20 Km**
- Phoenix Palladium, 462, Senapati Bapat Marg, Lower Parel, **1.00 Km**
- Palladium Mall, Palladium Mall Pedestrian Walkway, Gandhi Nagar, Upper Worli, Lower Parel, Mumbai, Maharashtra 400013 **800 Mtrs**

## INDIABULLS BLU TOWER B



### 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 |
|--------------------------------------|----------------------|----------------------------|
| June 2022                            | NA                   | 2                          |

## 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 | 2 BHK,3 BHK,4 BHK,5 BHK,6 BHK |

### Project Amenities

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

## INDIABULLS BLU TOWER B

 propscience.com  
**BUILDING LAYOUT** HOME TRUTHS

| Tower Name             | Number of Lifts | Total Floors | Flats per Floor | Configurations                | Dwelling Units |
|------------------------|-----------------|--------------|-----------------|-------------------------------|----------------|
| Indiabulls Blu Tower B | 8               | 56           | 2               | 2 BHK,3 BHK,4 BHK,5 BHK,6 BHK | 112            |

**First Habitable Floor**

9 th floor

## Services & Safety

- **Security** : Maintenance Staff, 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 B

## FLAT INTERIORS

| Configuration           | RERA Carpet Range     |
|-------------------------|-----------------------|
| 2 BHK                   | 1242 - 1574 sqft      |
| 3 BHK                   | 1591 - 2480 sqft      |
| 4 BHK                   | 3163 - 3235 sqft      |
| 5 BHK                   | 3707 sqft             |
| 6 BHK                   | 6969 sqft             |
| Floor To Ceiling Height | Between 9 and 10 feet |

**Views Available**

Open Grounds / Landscape / Project Amenities

|   |  |
|---|--|
| <b>Flooring</b>                         | Marble Flooring,Vitrified Tiles  |
| <b>Joinery, Fittings &amp; Fixtures</b> | Sanitary Fittings,Kitchen Platform   |
| <b>Finishing</b>                        | Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows |
| <b>HVAC Service</b>                     | NA   |
| <b>Technology</b>                       | NA   |
| <b>White Goods</b>                      | NA   |



propscience.com  
HOME TRUTHS

INDIABULLS BLU TOWER B

## COMMERCIALS

| <b>Configuration</b> | <b>Rate Per Sqft</b> | <b>Agreement Value</b> | <b>Box Price</b>          |
|----------------------|----------------------|------------------------|---------------------------|
| 2 BHK                | INR 75000            | INR 93150000           | INR 93150000 to 118050000 |

|       |           |               |                            |
|-------|-----------|---------------|----------------------------|
| 3 BHK | INR 75000 | INR 119325000 | INR 119325000 to 186000000 |
| 4 BHK | INR 75000 | INR 237225000 | INR 237225000 to 242625000 |
| 5 BHK | INR 75000 | INR 278025000 | INR 278025000              |
| 6 BHK | INR 75000 | INR 522675000 | INR 522675000              |

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

|                   |                        |                      |
|-------------------|------------------------|----------------------|
| <b>GST</b>        | <b>Stamp Duty</b>      | <b>Registration</b>  |
| 0%                | 6%                     | INR 30000            |
| <b>Floor Rise</b> | <b>Parking Charges</b> | <b>Other Charges</b> |
| NA                | NA                     | NA                   |

|                            |   |
|----------------------------|---|
| <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> | 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 B

## ANNEXURE A

| Transaction 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    |



propscience.com

HOME TRUTHS

# 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<br>        | 83                |
| Connectivity<br> | HOME TRUTHS<br>65 |
| Infrastructure  | 100               |
| Local Environment   | 100               |
| Land & Approvals  | 56                |
| Project   | 75                |
| People  | 56                |
| Amenities   | 68                |

|                  |               |
|------------------|---------------|
| <b>Building</b>  | 78            |
| <b>Layout</b>    | 76            |
| <b>Interiors</b> | 53            |
| <b>Pricing</b>   | 30            |
| <b>Total</b>     | <b>70/100</b> |

---

INDIABULLS BLU TOWER B



#### Disclaimer

propscience.com

HOME TRUTHS

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 of 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.