

BLUEPEARL
GROUP

— WELCOME TO A —

RARE
LIFESTYLE



2 & 3 BHK Ultra Modern Homes

MAHARERA Reg. No.: P52100047531

BLUEPEARL GROUP

Completed Projects

18 Casita

Pancard Road Baner

32 Pavillion

Pancard Road Baner

74 Downtown, Commercial

Main Road Baner

Hill Crest

Pashan Sus Road

204 Paradise (A Wing)

Main Road Baner

32 Insignia

Pancard Road Baner

Green Castle Society

Pashan Sus Road

Hotel Stay Inn (4 Star)

Wakad

133 Orange Tree

Pashan Sus Road

Shreenilay

Jalna

Earthen Stride

Nere Dattawadi

On-Going Projects

204 Paradise (B Wing)

Main Road Baner

133 Orange Tree (E Wing)

Pashan, Sus Road

34 West Pavillion

Pancard Road, Baner

90 Insignia

Pancard Road, Baner

32 Oscar

Pancard Road, Baner

27 Insignia

Expressway, Balewadi

33 Mayfair

Mitcon, Balewadi

Sahara

Osmanpura, Shambhajinagar

10+ Years
in Business

11+
Landmark Projects

7,05,000 sq.ft.
Developed

5,80,000 sq.ft.
Development Planned

8
Upcoming Projects



DISCOVER A
RARE
TREASURE
IN BANER



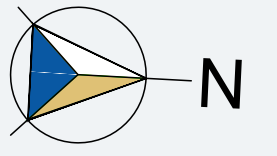


Artistic Impression

EMBRACE THE
RARE
REDEFINE
THE NORMAL



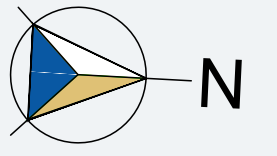
— — — — —
PLOT LAYOUT
— — — — —

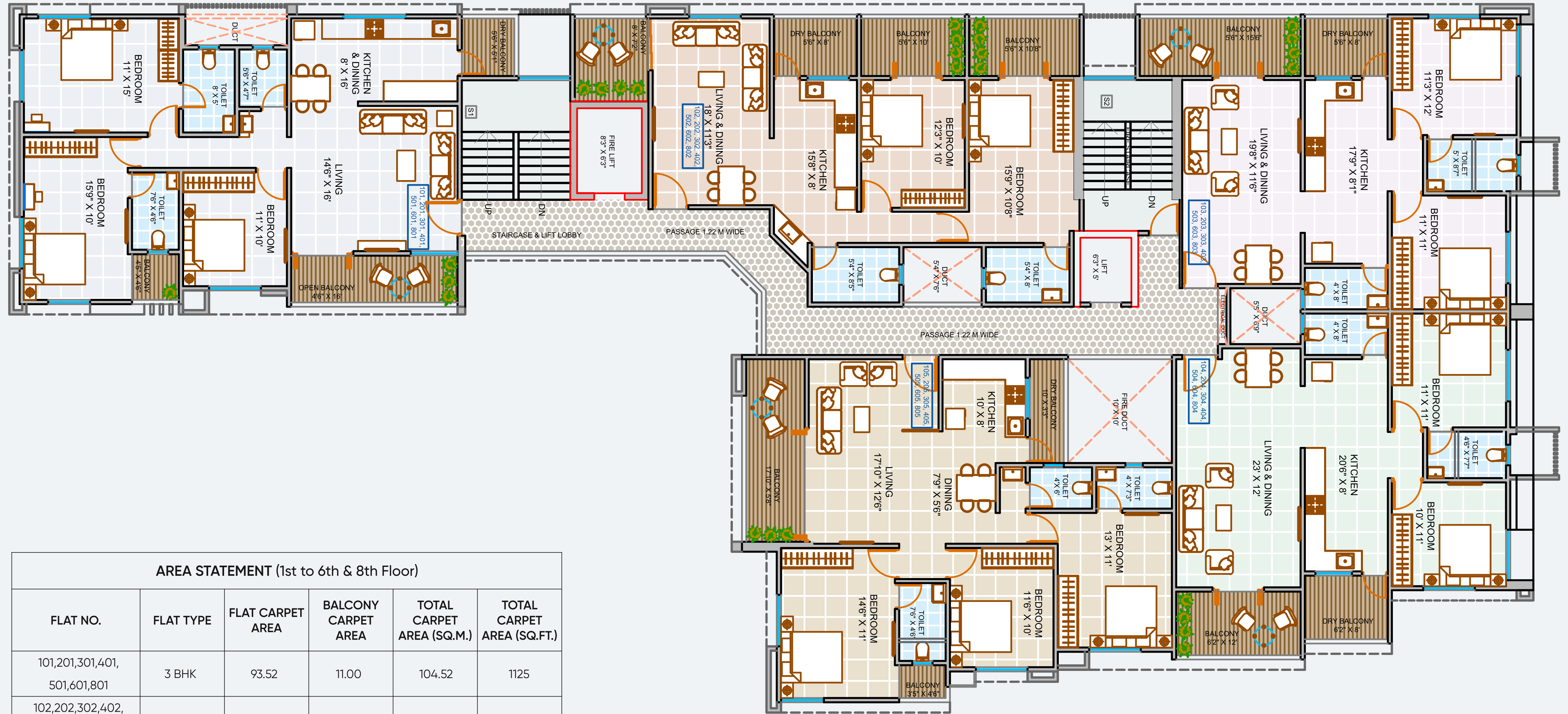




AREA STATEMENT				
SHOP NAME	CARPET AREA	MEZZANINE AREA	TOTAL CARPET AREA WITH MEZZANINE	TOTAL CARPET (SQ.FT.)
Shop No 1	54.50	27	82	883
Shop No 2	15.53	8	23	248
Shop No 3	29.90	15	45	484
Shop No 4	24.47	12	37	398
Shop No 5	24.37	12	37	398
Shop No 6	31.00	16	47	506
Shop No 7	30.03	15	45	484
Shop No 8	25.39	13	38	409
Shop No 9	23.79	12	37	398
Shop No 10	26.83	13	40	431
Shop No 11	34.84	17	52	560

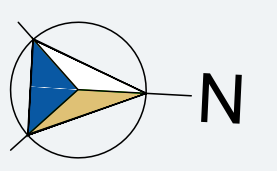
Ground Floor Plan (Commercial)





AREA STATEMENT (1st to 6th & 8th Floor)					
FLAT NO.	FLAT TYPE	FLAT CARPET AREA	BALCONY CARPET AREA	TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
101,201,301,401, 501,601,801	3 BHK	93.52	11.00	104.52	1125
102,202,302,402, 502,602,802	2 BHK	73.06	20.17	93.23	1004
103,203,303,403, 503,603,803	2 BHK	68.47	14.15	82.62	890
104,204,304,404, 504,604,804	2 BHK	71.5	13.57	85.07	915
105,205,305,405, 505,605,805	3 BHK	88	14.16	102.16	1100

Typical Floor Plan
1st, 2nd, 3rd, 4th, 5th, 6th & 8th Floor

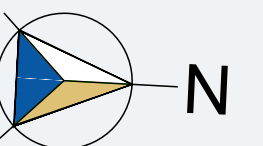




AREA STATEMENT (7th Floor)

FLAT NO.	FLAT TYPE	FLAT CARPET AREA	BALCONY CARPET AREA	TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
701	2 BHK	70.78	2.61	73.39	790
702	2 BHK	73.06	20.17	93.23	1004
703	2 BHK	68.47	14.15	82.62	890
704	2 BHK	71.5	13.57	85.07	915
705	3 BHK	88	14.16	102.16	1100

Seventh Floor Plan (Refuge)

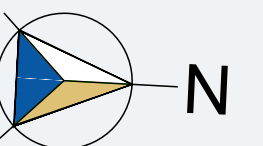




AREA STATEMENT (9th Floor)

FLAT NO.	FLAT TYPE	FLAT CARPET AREA	BALCONY CARPET AREA	TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
901	3 BHK	93.52	11.00	104.52	1125
902	2 BHK	73.06	20.17	93.23	1004
903	4 BHK	118.73	16.07	134.80	1451
904	4 BHK	113.31	22.33	135.64	1460

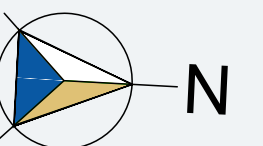
Ninth Floor Plan





AREA STATEMENT (11th Floor)						
FLAT NO.	FLAT TYPE	FLAT CARPET AREA	BALCONY CARPET AREA	FORMED TERRACE (SQ.M.)	TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
1101	3 BHK	86.63	13.86	4	100.49	1125
1102	2 BHK	73.06	20.17	0	93.23	1004
1103	2 BHK	68.47	14.15	0	82.62	890
1104	2 BHK	67.35	11.62	6	84.97	915
1105	3 BHK	84.94	12.56	4.66	102.16	1100

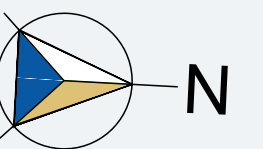
Eleventh Floor Plan

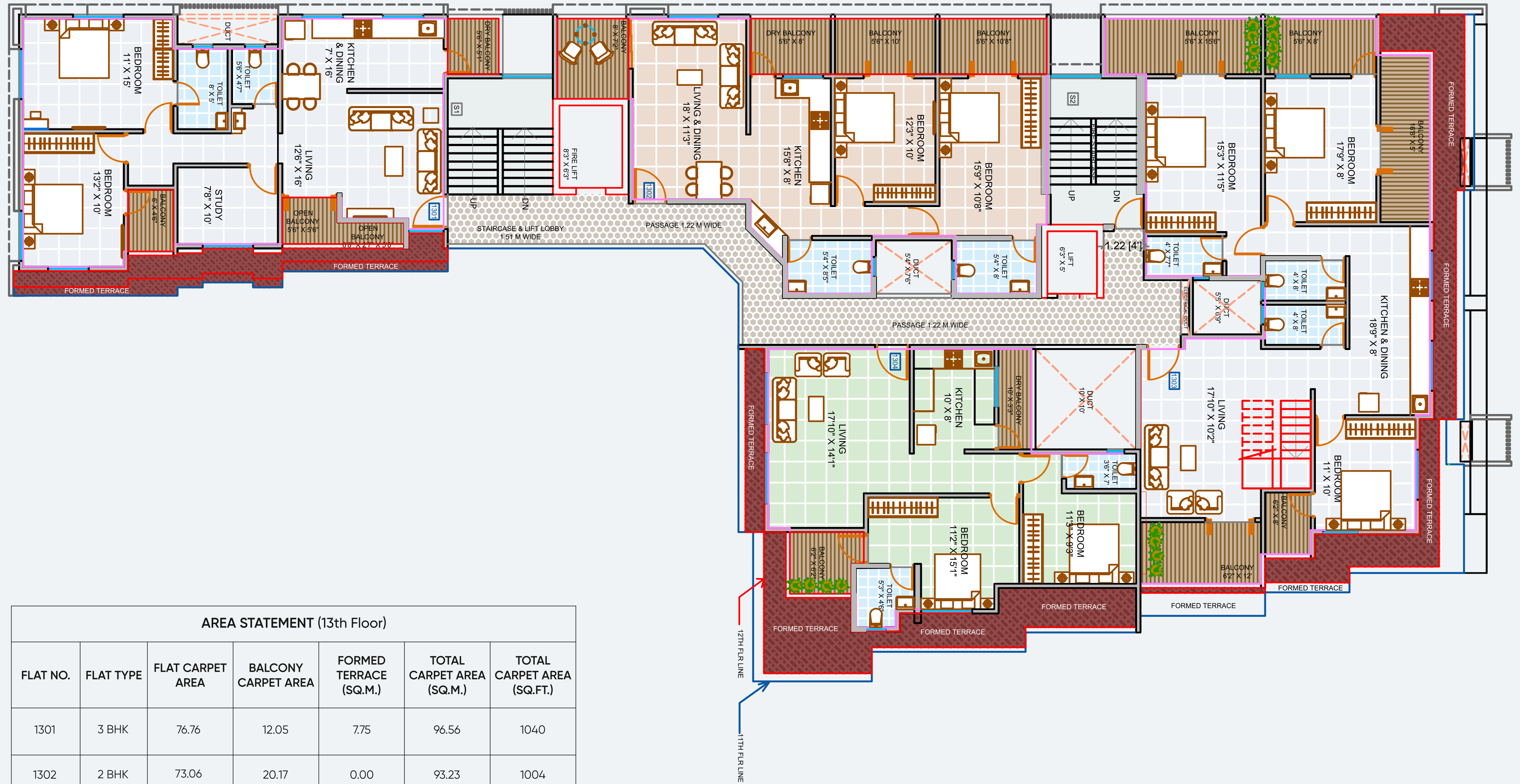




AREA STATEMENT (12th Floor)						
FLAT NO.	FLAT TYPE	FLAT CARPET AREA	BALCONY CARPET AREA	FORMED TERRACE (SQ.M.)	TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
1201	3 BHK	82.60	13.86	4.20	100.66	1083
1202	2 BHK	73.06	20.17	0	93.23	1004
1203	2 BHK	66.47	14.15	2.00	82.62	890
1204	2 BHK	60.28	11.41	7.55	79.24	853
1205	3 BHK	77.38	15.52	5.10	98.00	1055

Twelfth Floor Plan

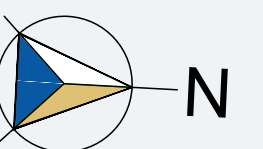


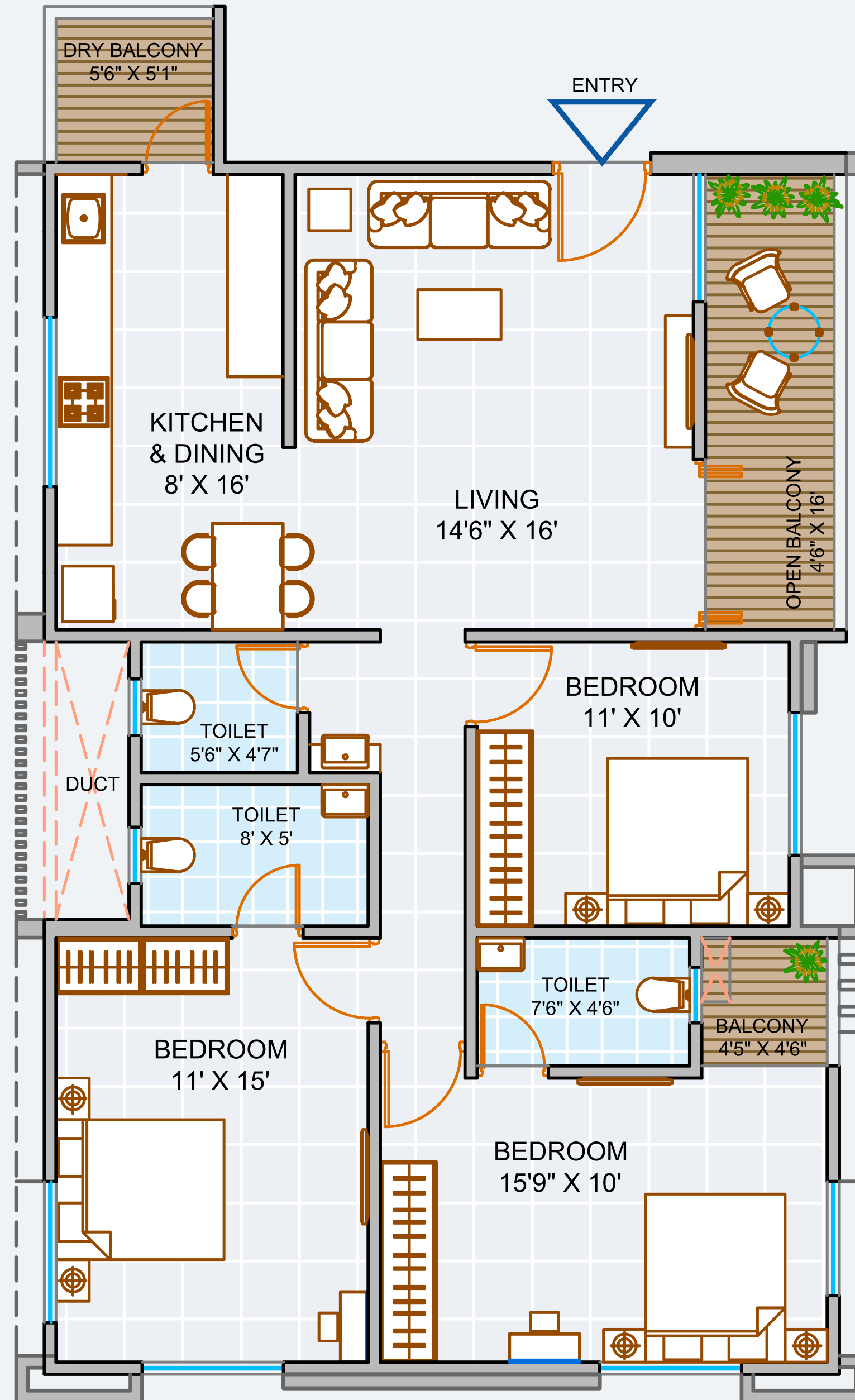


AREA STATEMENT (13th Floor)

FLAT NO.	FLAT TYPE	FLAT CARPET AREA	BALCONY CARPET AREA	FORMED TERRACE (SQ.M.)	TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
1301	3 BHK	76.76	12.05	7.75	96.56	1040
1302	2 BHK	73.06	20.17	0.00	93.23	1004
1303	3 BHK	102.11	31.18	19.33	152.62	1643
1304	2 BHK	65.96	6.92	21.00	93.88	1010

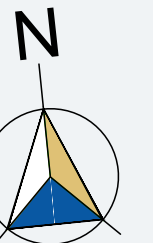
Thirteenth Floor Plan

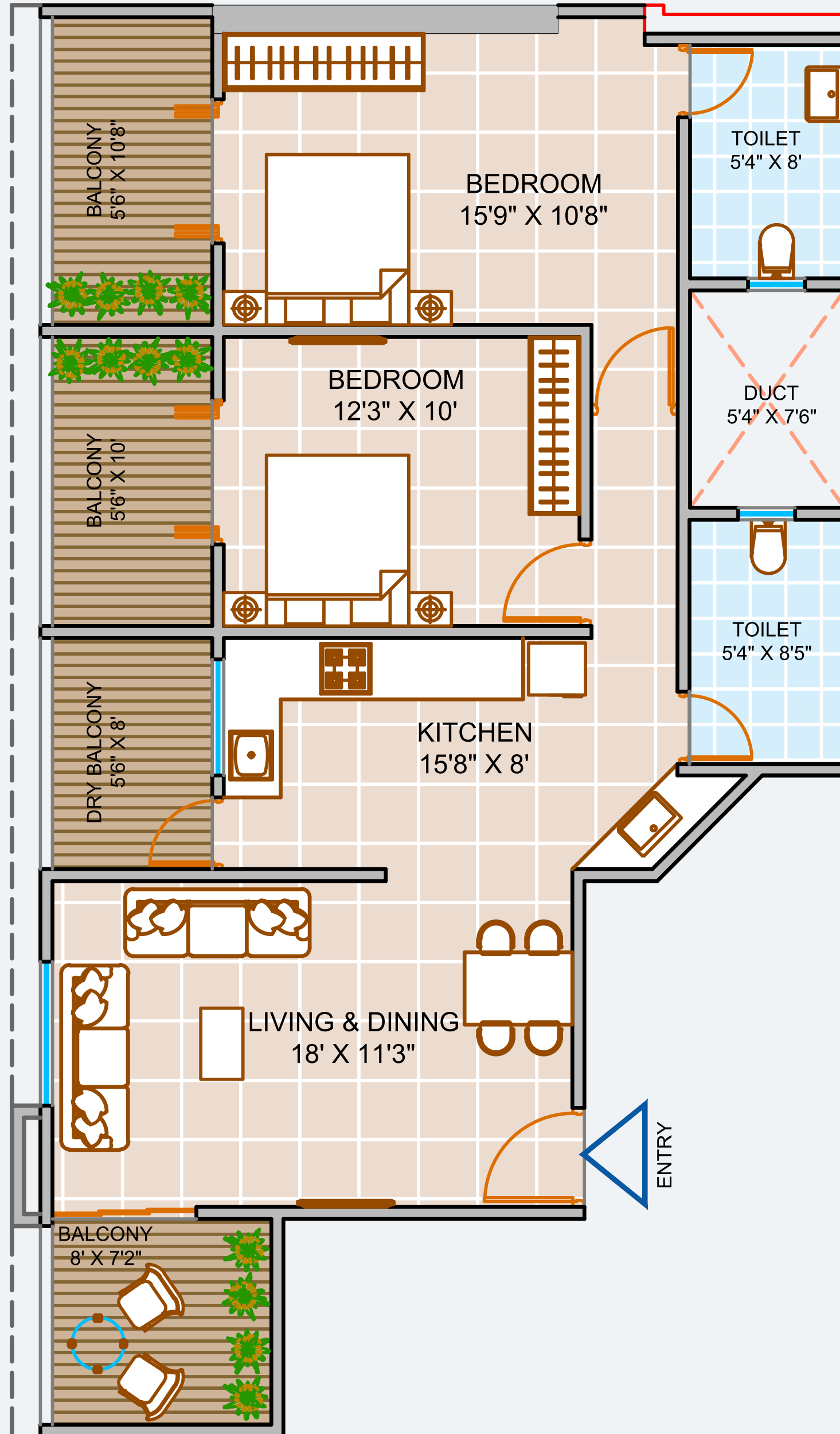




FLAT NO.	FLAT TYPE	FLAT CARPET AREA	BALCONY CARPET AREA	TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
101, 201, 301, 401, 501, 601, 801, 901	3 BHK	93.52	11	104.52	1125

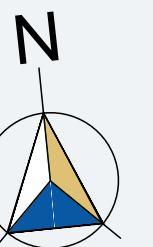
Unit Plan - 3 BHK
101, 201, 301, 401, 501, 601, 801, 901

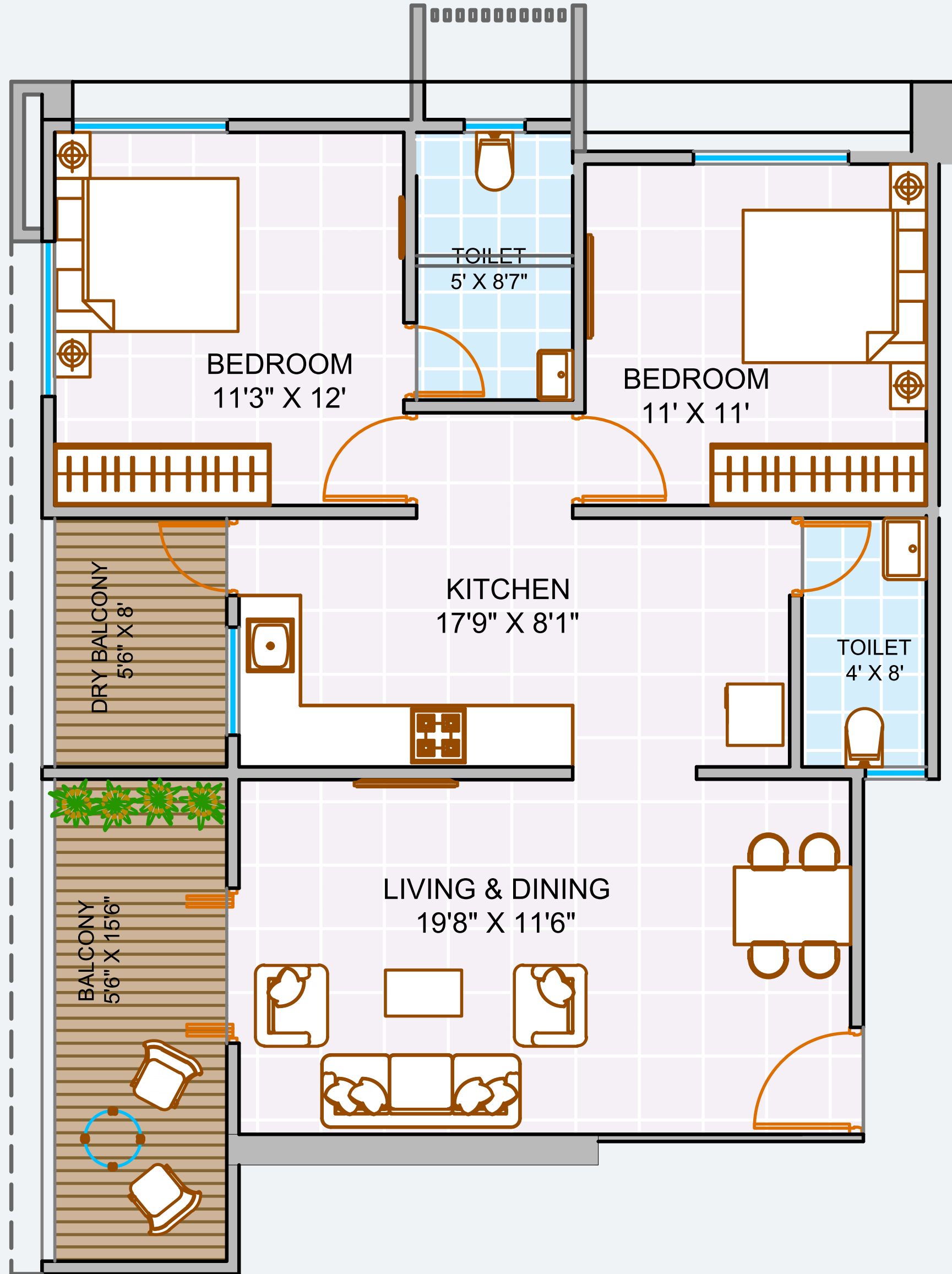




FLAT NO.	FLAT TYPE	FLAT CARPET AREA	BALCONY CARPET AREA	TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
102, 202, 302, 402, 502, 602, 702, 802, 902, 1102, 1202, 1302	2 BHK	73.06	20.17	93.23	1004

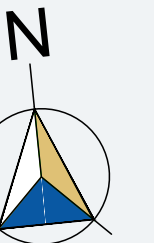
Unit Plan - 2 BHK
102, 202, 302, 402, 502, 602, 702,
802, 902, 1102, 1202, 1302

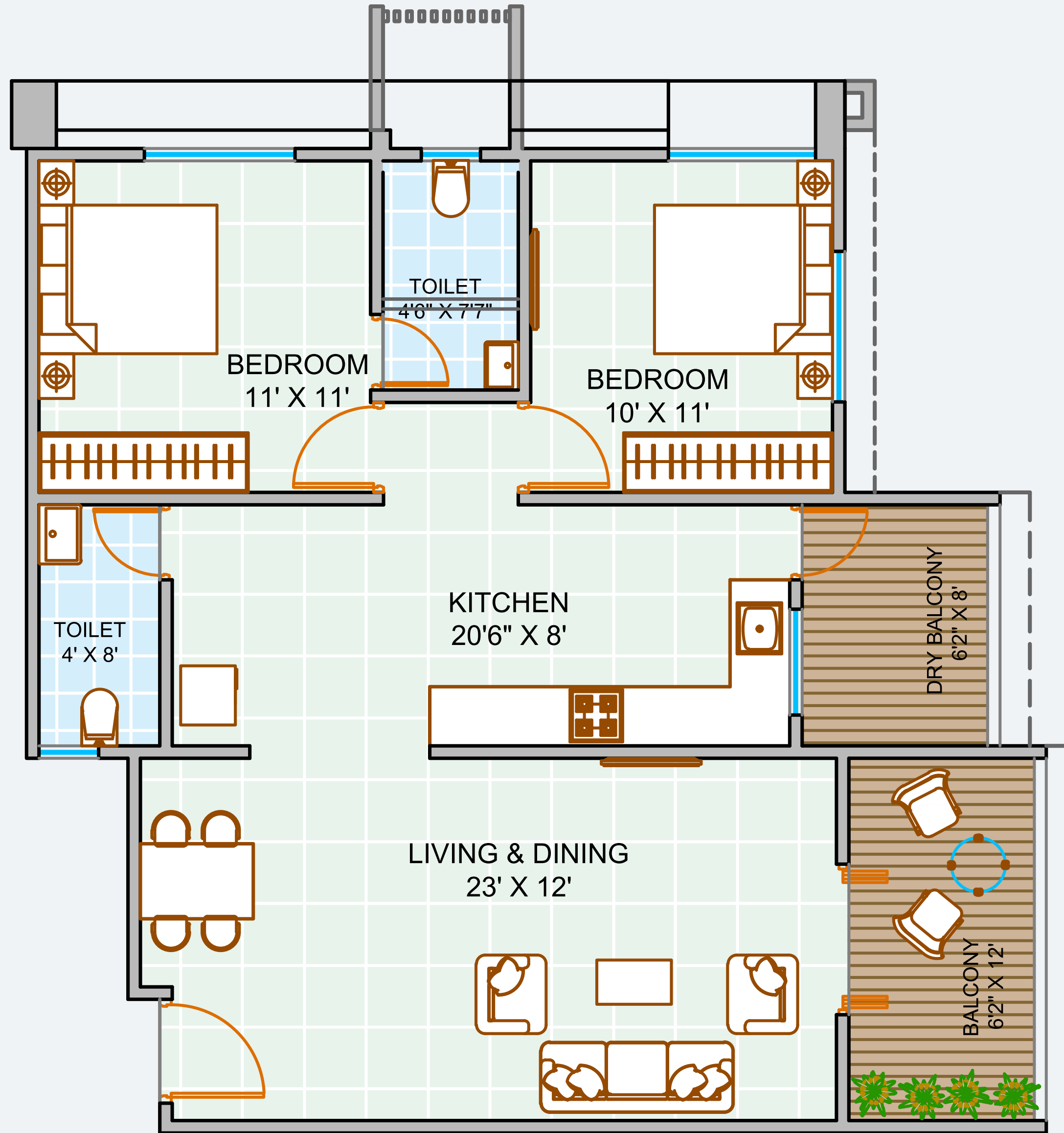




FLAT NO.	FLAT TYPE	FLAT CARPET AREA	BALCONY CARPET AREA	TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
103, 203, 303, 403, 503, 603, 703, 803, 1103	2 BHK	68.47	14.15	82.62	890

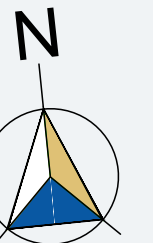
Unit Plan - 2 BHK
103, 203, 303, 403, 503,
603, 703, 803, 1103

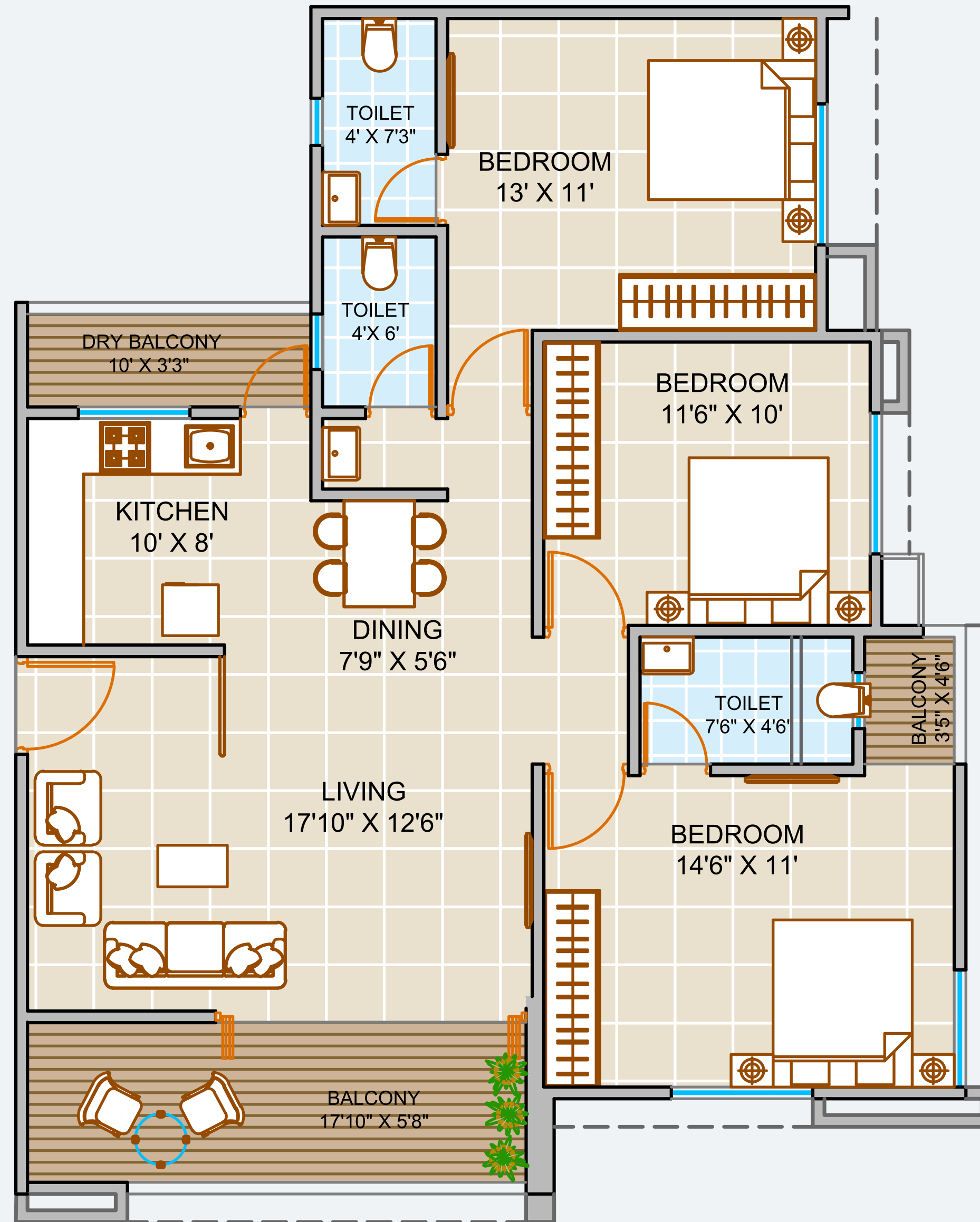




FLAT NO.	FLAT TYPE	FLAT CARPET AREA	BALCONY CARPET AREA	TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
104, 204, 304, 404, 504, 604, 704, 804	2 BHK	71.50	13.57	85.07	915

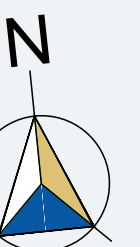
Unit Plan - 2 BHK
104, 204, 304, 404,
504, 604, 704, 804

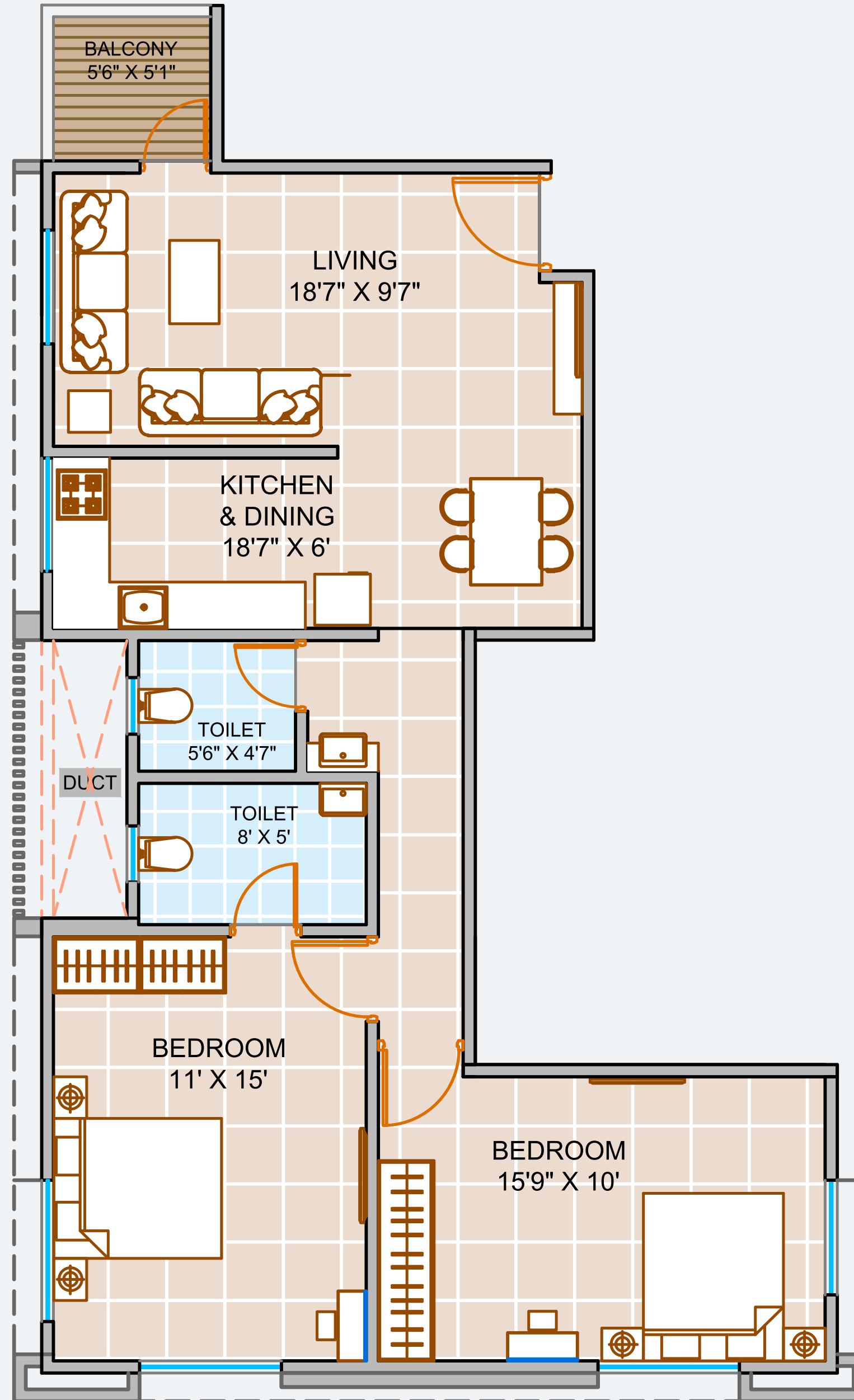




FLAT NO.	FLAT TYPE	FLAT CARPET AREA	BALCONY CARPET AREA	TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
105, 205, 305, 405, 505, 605, 705, 805	2 BHK	88	14.16	102.16	1100

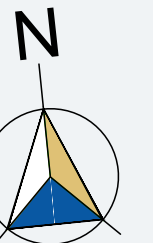
Unit Plan - 2 BHK
105, 205, 305, 405,
505, 605, 705, 805

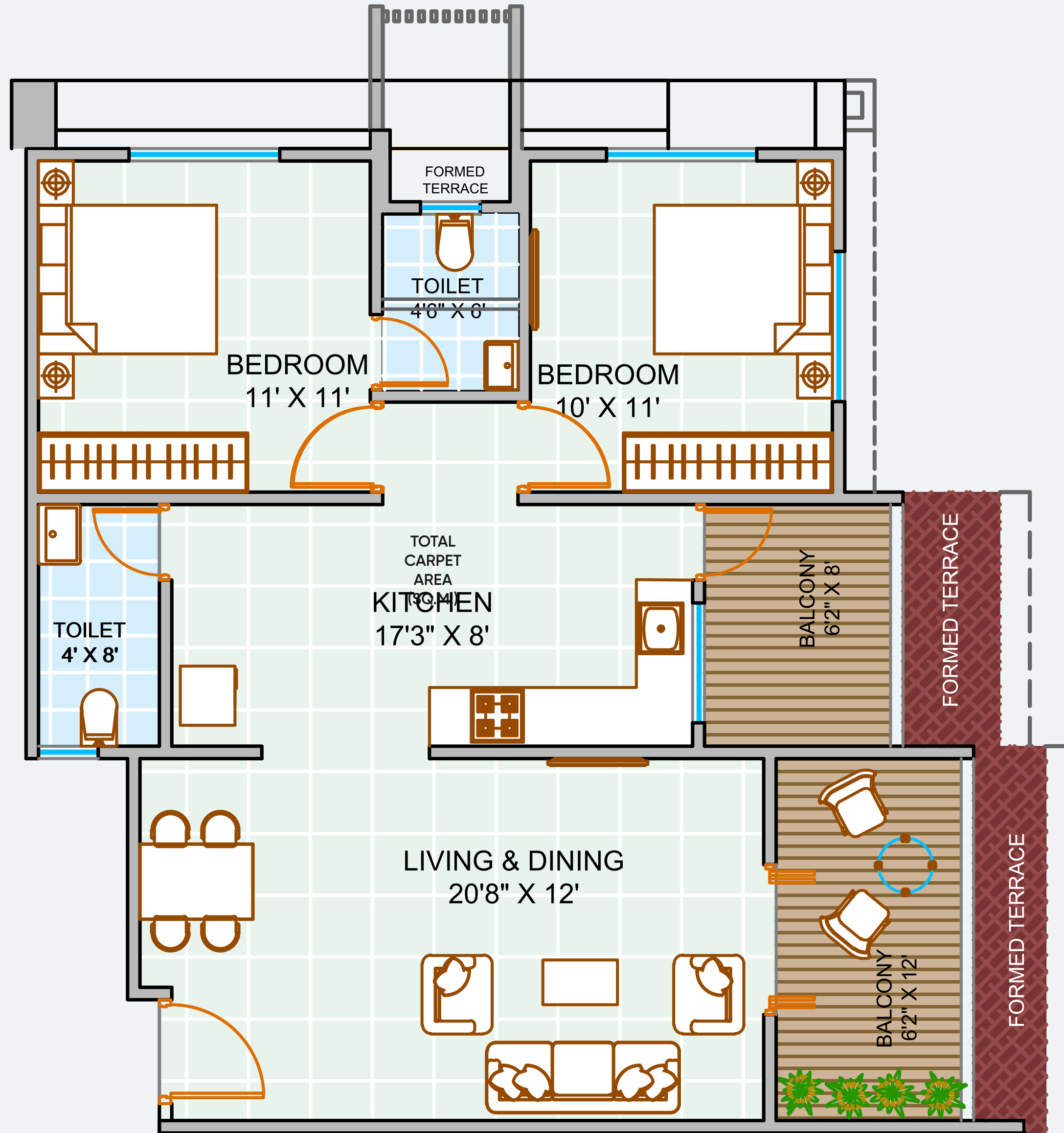




FLAT NO.	FLAT TYPE	FLAT CARPET AREA	BALCONY CARPET AREA	TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
701	2 BHK	70.78	2.61	73.39	790

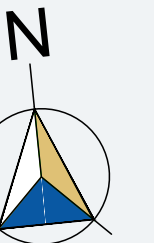
Unit Plan - 2 BHK
701

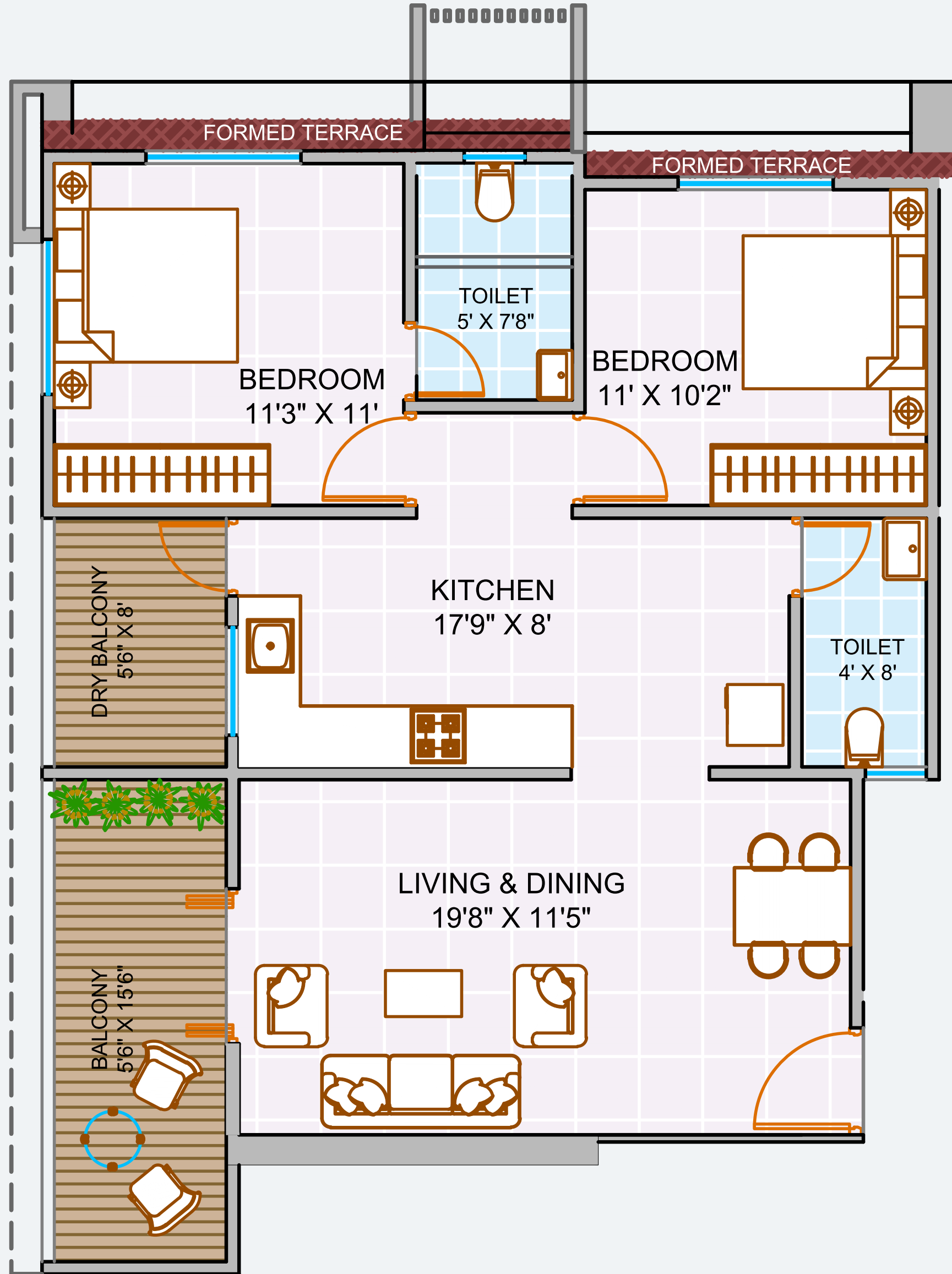




FLAT NO.	FLAT TYPE	FLAT CARPET AREA	BALCONY CARPET AREA	FORMED TERRACE	TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
1104	2 BHK	67.35	11.62	6.00	84.97	915

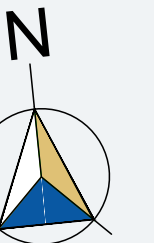
Unit Plan - 2 BHK
1104

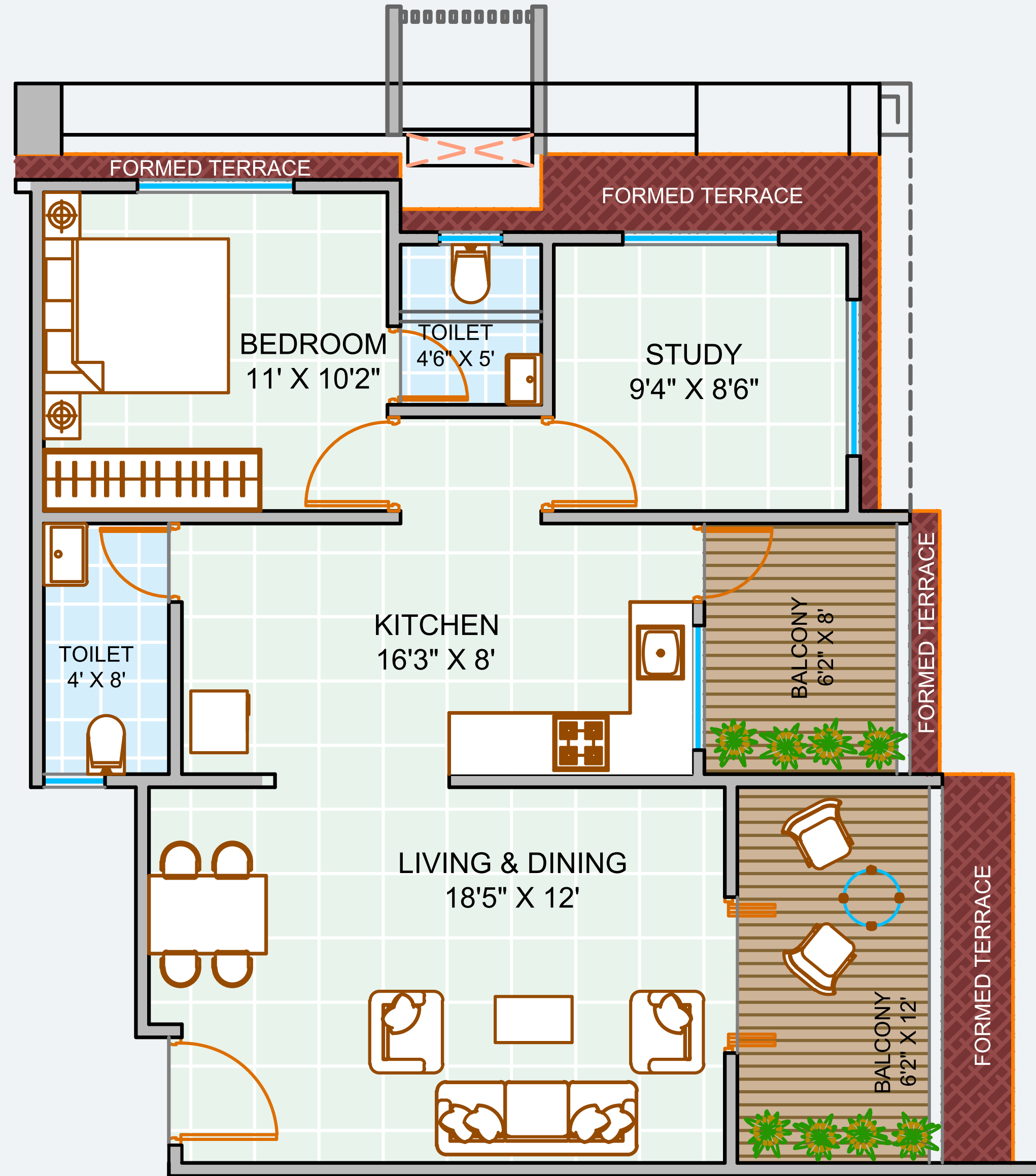




FLAT NO.	FLAT TYPE	FLAT CARPET AREA	BALCONY CARPET AREA	FORMED TERRACE	TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
1203	2 BHK	66.47	14.15	2.00	82.62	890

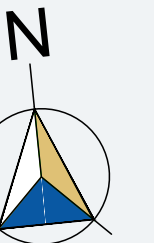
Unit Plan - 2 BHK
1203

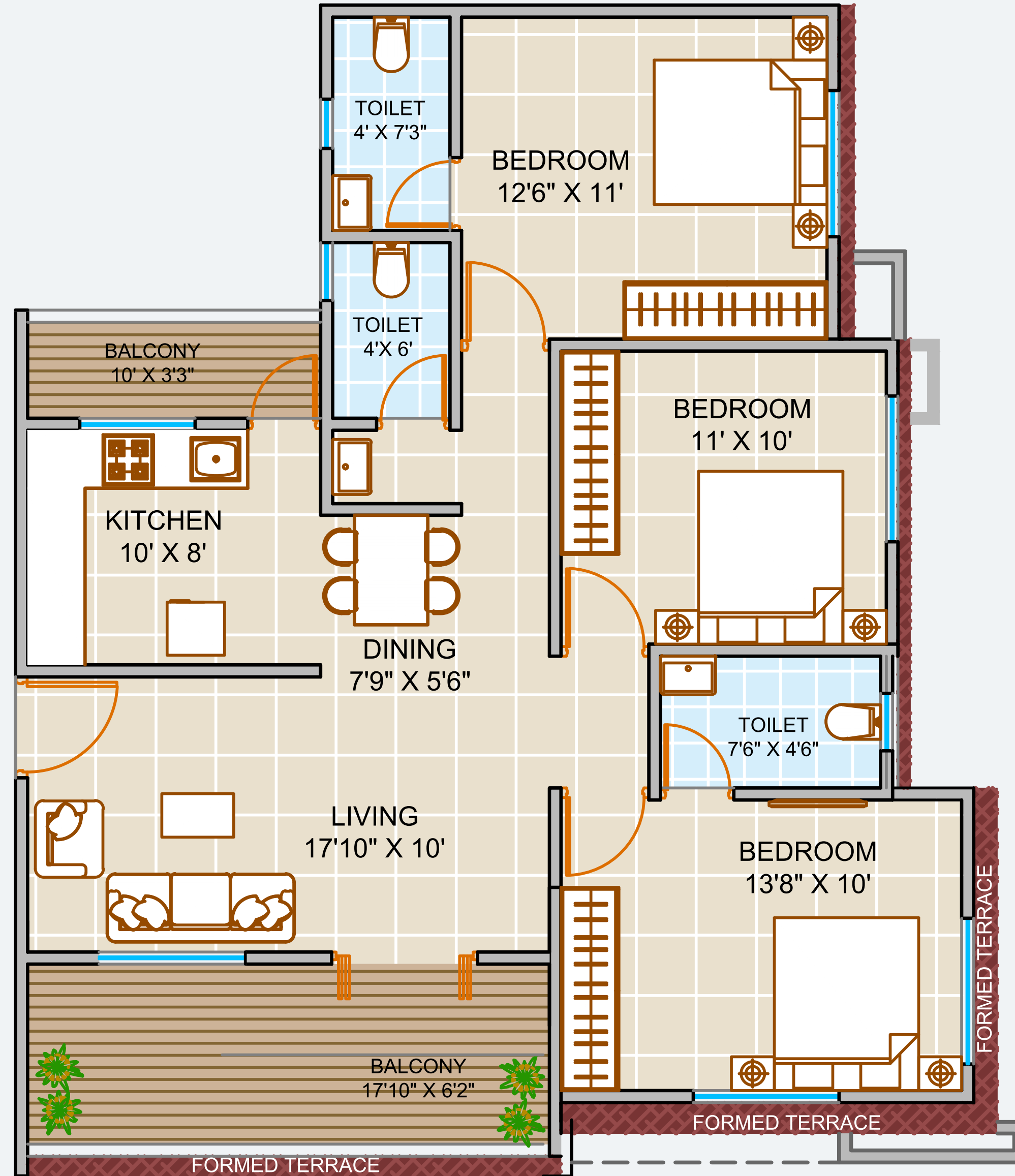




FLAT NO.	FLAT TYPE	FLAT CARPET AREA	BALCONY CARPET AREA	FORMED TERRACE	TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
1204	2 BHK	60.28	11.41	7.55	79.24	853

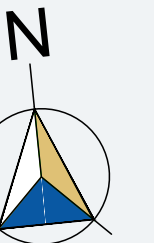
Unit Plan - 2 BHK
1204

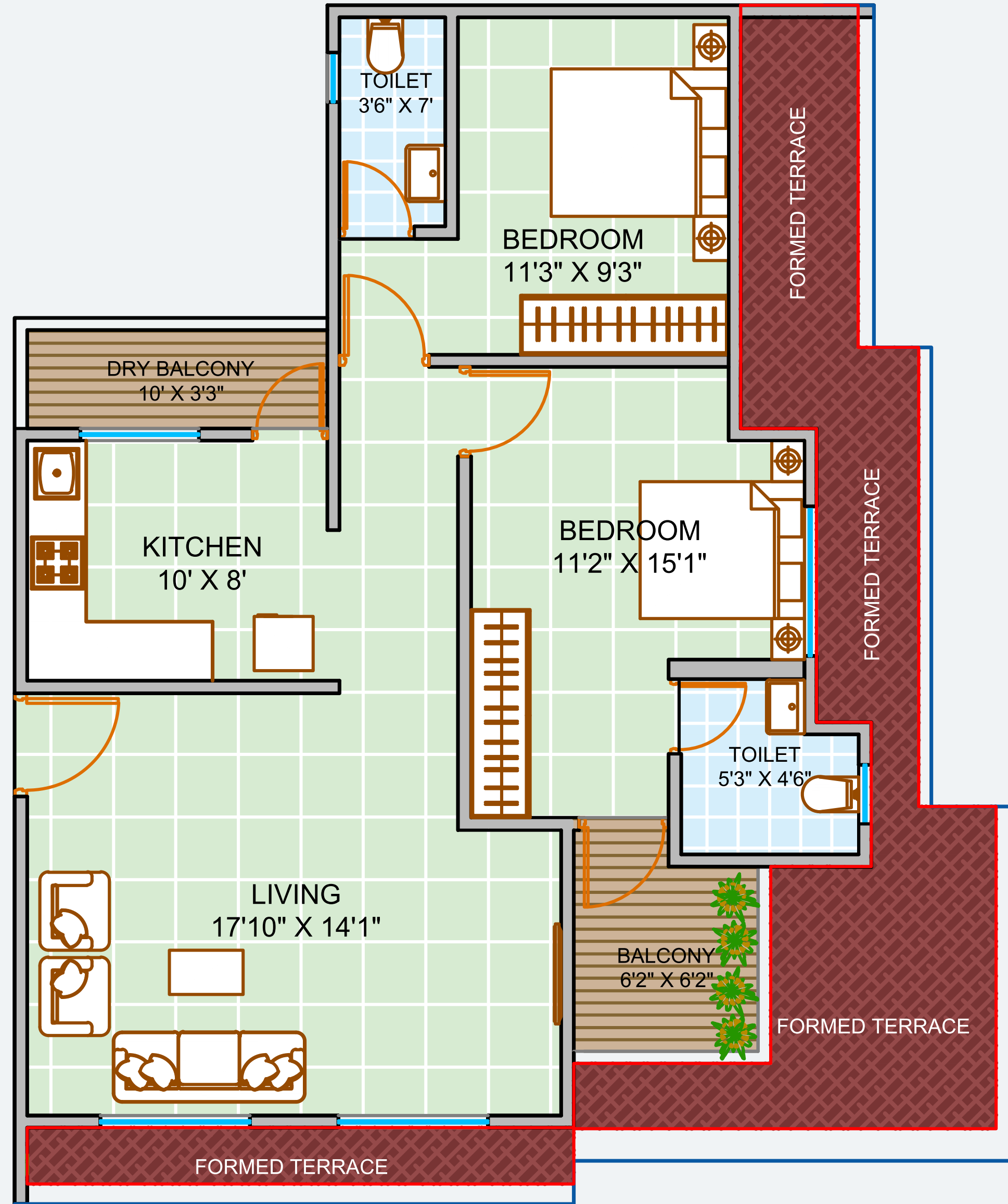




FLAT NO.	FLAT TYPE	FLAT CARPET AREA	BALCONY CARPET AREA	FORMED TERRACE	TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
1205	3 BHK	77.38	15.54	5.1	98.00	1055

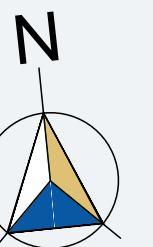
Unit Plan - 3 BHK
1205





FLAT NO.	FLAT TYPE	FLAT CARPET AREA	BALCONY CARPET AREA	FORMED TERRACE	TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
1304	2 BHK	65.96	6.92	21	93.88	1010

Unit Plan - 2 BHK
1304



A PLETHORA OF RARE TREASURES WITHIN

COMMON AMENITIES

- Attractive Entrance Gate
- Power Back up for Lifts, water pumps & Selected Common area with sufficient capacity DG set.
- Elevators With power back up-OTIS/ KONE /Similar Make
- Rain water harvesting
- Provision for TV Service provider connection (D2H/Airtel/ Tata Sky)
- P.V. solar system for power Generation for common areas
- Ample parking space covered Car parks
- Ample UGWT & OHWT for utility water along with the adequate provision For Drinking water
- Well-designed compound wall
- Individual Letter box, Name plates, Notice Board
- Tree Plantation
- Terrace Sit-out

SECURITY FEATURES

- Security Cabin
- CCTV System
- Fire Fighting system
- Video door Phone
- Digital Locks

STAIRCASE & LIFTS

- Staircase with Kota /Granite steps & ceramic flooring for Landing
- Granite/cladding wall tiles at lift entrance of each floor
- M. S. Railing

PARKING AREA

- Trimix with adequate lights

STRUCTURE

- External walls of 6" thick Eco-friendly AAC BlocksInternal walls of 5" thick Eco-friendly AAC Blocks
- Earthquake resistance RCC structure
- Internal plaster with Gypsum coat
- External sand faced plaster
- Ceiling of POP finish

SPECIFICATIONS

DOORS

- Main door laminate flush doors with Adequate fittings
- Bedroom laminate flush doors with Adequate fittings

KITCHEN

- Black Granite kitchen platform with S. S. Sink
- Dado tiles up to slab level above platform
- Provision for water purifier, chimney and Hub

FLOORING

- Vitrified double charged floor tile
- Anti-skid flooring for Bathroom & Terraces

WINDOWS

- Marble sill for windows
- 3 Track powder coated Aluminium sliding windows
- M. S. safety grills
- Bathroom windows will be louvered

BATHROOM / WC:

- Provision for water heater & Exhaust fan
- CP & Sanitary fittings of Cera/Jaguar/Parryware or similar
- Digital wall tile dado up to beam level (7 Ft.)
- Concealed plumbing work with premium piping (Astral or similar make)

ELECTRICAL

- Le-Grand or Equivalent switches
- Concealed copper wiring
- TV & Internet point
- AC point in Bedrooms

PAINTING

- Oil bond distemper point for internal walls
- External Acrylic point - Apex or similar

ENJOY
RARE
AMENITIES
ON THE 10th FLOOR



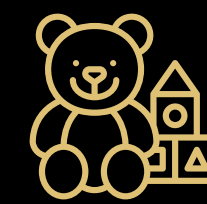
Fully Equipped
Gymnasium



Yoga &
Meditation Room



Audio-Visual
Room



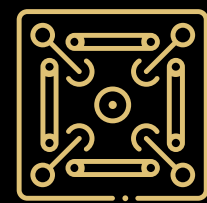
Children's
Play Area



Table
Tennis



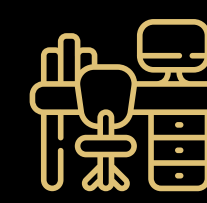
Multipurpose
Hall



Carrom
Board



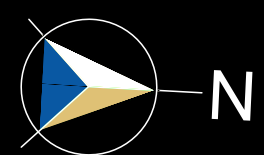
Chess
Board



Workstation
Room



Pool
Table



ENJOY A
RARE
LOCATION

Located on the Main Baner Road
 for Unprecedented Comfort & convenience



Hotels & Restaurants

Tip Top, Wakad	10.5 kms
Hotel Green Park, Baner	1.8 kms
JW Marriott, SB Road	6.5 kms
Sayaji, Wakad	8.2 kms
Balewadi Highstreet	2.8 kms
The Orchid Hotel	3.4 kms



Shopping

Westend Mall	2.5 kms
Pavillion Mall	6.2 kms
Phoenix Millenium	8.2 kms
Pantaloons Store	550 mtrs



Hospitals

Jupiter Hospital	1.3 kms
Medi Point	3.9 kms
Manipal Hospital	3.7 kms
Benecare Mother & Child	1.9 kms
Superspecialty Hospital	6.5 kms
Lifepoint Hospital	



Convenience Stores

D- Mart(Baner)	2.7 kms
D- Mart(Aundh)	2.4 kms
Reliance Digital	1.9 kms
Croma	1.4 kms
Mr. DIY	2.2 kms



Multiplexes

Cinepolis - Westend Mall	2.5 kms
PVR - The Pavilion	6.2 kms
Elpro Mall, Chinchwad	10.7 kms



Schools & Colleges

MITCON Intl. School & Institute Of Management	4.0 kms
Euro Kids Pre-school Balewadi	4.2 kms
Bharati Vidyapeeth School	2.9 kms
PICT Model School	6.9 kms
Dr. Kalmadi Shamrao High School	2.7 kms
The Orchid School	2.4 kms
NICMAR University	3.7 kms
GS Moze College Of Engg.	4.0 kms



IT & Businesses

Amar Tech Park	4.3 kms
Cummins India	2.8 kms
Veritas	2.8 kms
Bitwise Solutions Pvt. Ltd.	3.7 kms
Nyati Emporiums	3.9 kms
Hinjewadi IT Park	16.1 kms
Rajiv Gandhi Infotech IT Park	12.0 kms



Wellness & Fitness

Golds Gym	2.5 kms
Talwalkars	1.2 kms
Solaris	600 mtrs
Oxford Golf Resort	12.6 kms
Urbounce, Baner	2.1 kms
ABS Fitness	1.8 kms



Petrol Pumps

Baner Road	1.2 kms
Vishal Nagar	2.9 kms

BLUEPEARL
204
PARADISE

BLUEPEARL
GROUP

A member of
CREDAI
PUNE METRO



MAHARERA Reg. No.: P52100047531
Website: <https://maharera.mahaonline.gov.in>