

BLUEPEARL
G R O U P

2004 PARADISE

A member of
CREDAI
PUNE METRO



MahaRera No : P52100047531
<https://maharera.mahaonline.gov.in>

Welcome to Blue Pearl Group

Where Construction Excellence Meets Exceptional Living!

Blue Pearl Group is synonymous with excellence in construction, setting new standards of innovation and reliability in both **PMC** and **PCMC**. Fueled by the pillars of trust, reliability, and passion, we adhere to a simple yet profound purpose: to enhance the lives of our clientele by delivering unparalleled living experiences.

Our approach is straightforward yet transformative: we craft homes that epitomize beauty, punctuality, quality, and efficiency. With an unwavering commitment to ethical principles, Blue Pearl Group consistently surpasses expectations, delivering products of uncompromising quality.

Recognized by esteemed organizations such as **CREDAI** and **NAREDCO** for the past decade, our track record speaks volumes about our ability to deliver excellence, consistently meeting and exceeding specified standards within stipulated timelines.

Why Choose Blue Pearl?



Competitive Pricing



Reliability



Consistent Quality



Experience the Blue Pearl Difference



Regulatory Compliance



Accredited Excellence



Expertise

BLUEPEARL
GROUP

Completed Projects

▲ **18 Casita**

Pancard Road Baner

▲ **74 Downtown, Commercial**

Main Road Baner

▲ **204 Paradise (A Wing)**

Main Road Baner

▲ **Green Castle Society**

Pashan, Sus Road

▲ **133 Orange Tree**

Pashan, Sus Road

▲ **Earthen Stride**

Nere Dattawadi

▲ **32 Pavillion**

Pancard Road Baner

▲ **Hill Crest**

Pashan, Sus Road

▲ **32 Insignia**

Pancard Road Baner

▲ **Hotel Stay Inn (4 Star)**

Wakad

▲ **Shreenilay**

Jalna

On-Going Projects

▲ **204 Paradise (B Wing)**

Main Road Baner

▲ **34 West Pavillion**

Pancard Road, Baner

▲ **32 Oscar**

Pancard Road, Baner

▲ **33 Mayfair**

Mitcon, Balewadi

▲ **133 Orange Tree (E Wing)**

Pashan, Sus Road

▲ **90 Insignia**

Pancard Road, Baner

▲ **27 Insignia**

Expressway, Balewadi

▲ **Sahara**

Osmanpura, Shambhajnagar

10+

Years in Business

11+

Landmark Projects

7,05,000 sq.ft.

Developed

5,80,000 sq.ft.

Development Planned

8

Upcoming Projects

204
PARADISE

Largest

2 & 3 BHKS



Access to
Amenities
24x7



Baner Metro
station within 1 minute



Where Luxury Meets Convenience

204 PARADISE

Shopping & Leisure

- Westend Mall - 2.5 Km
- Balewadi High Street - 2.6 Km
- Pavillion Mall - 6.2 Km
- Xion Mall - 7.6 Km
- Phoenix Millenium - 8.2 Km

Hospitals

- Jupiter Hospital - 1.3 Km
- Benecare Mother & Child Superspecialty Hospital - 2.6 Km
- Manipal Hospital - 3.7 Km
- Medi Point - 3.9 Km

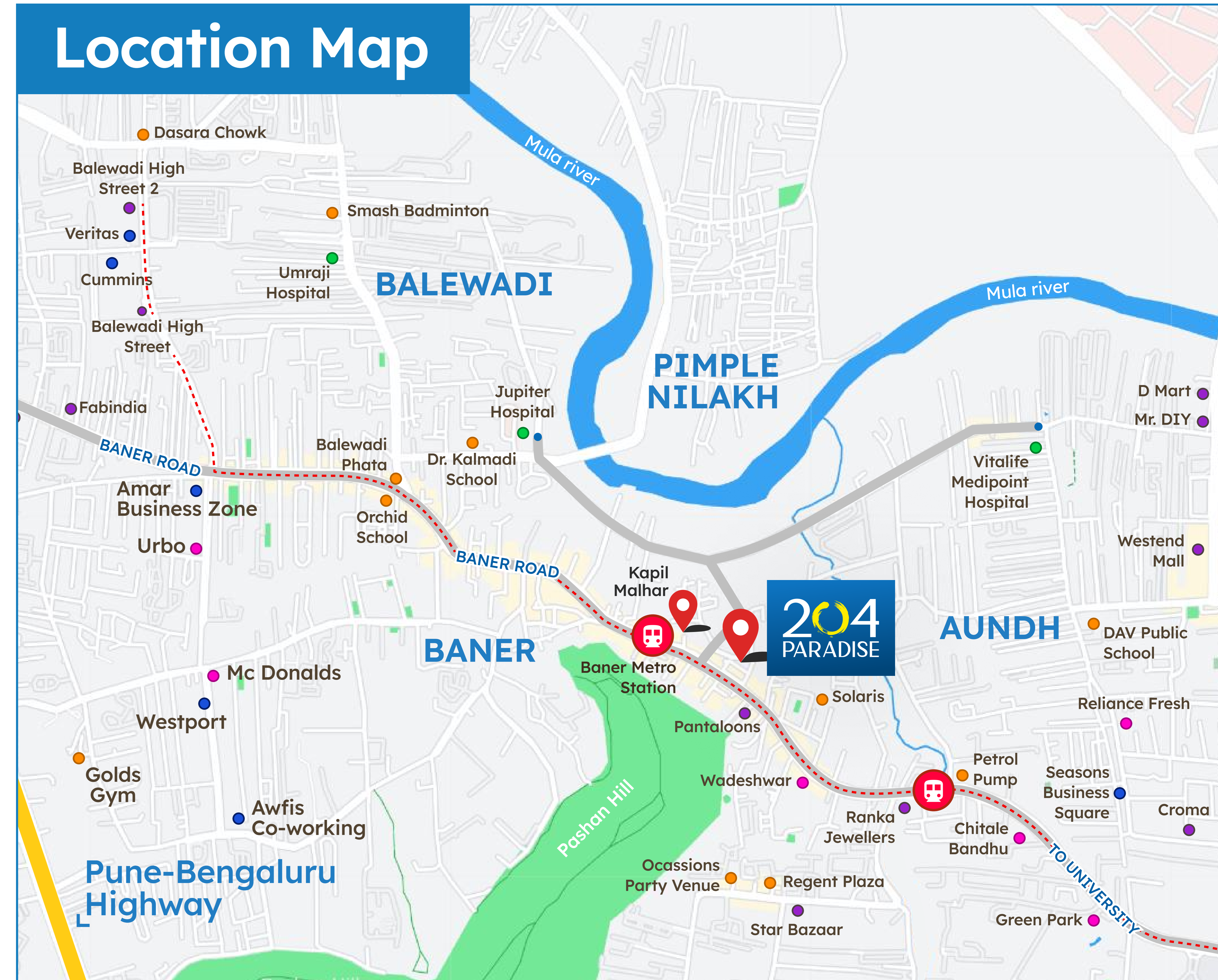
Schools & Colleges

- The Orchid School - 2.4 Km
- Dr. Kalmadi Shamrao High School - 2.7 Km
- MITCON Intl. School & Institute Of Management - 6.2 Km
- Euro Kids Pre-school Balewadi - 4.2 Km
- Symbiosis College Of Arts & Commerce - 7 Km

IT & Business

- Westport - 1.8 Km
- Solitaire Business Hub - 2.7 Km
- Panchshil Business Park - 3 Km
- Amar Madhuban Tech Park - 4.3 Km

Location Map



- | | | | |
|--------------------|-----------|--------------------|------------|
| Shopping & Leisure | Hospitals | Food & Restaurants | Metro Line |
| IT & Business | Others | Metro Station | |

Map is not to scale. Distances are approximate.

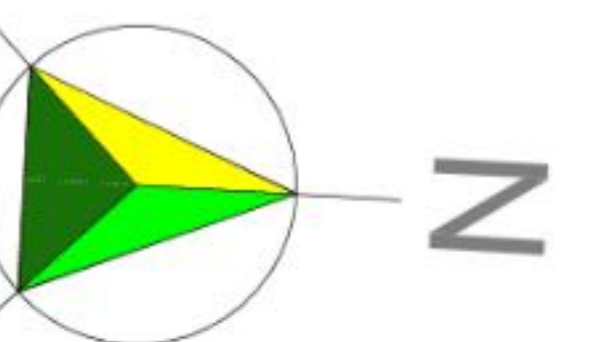
Floor Plans



Typical Floor Plan

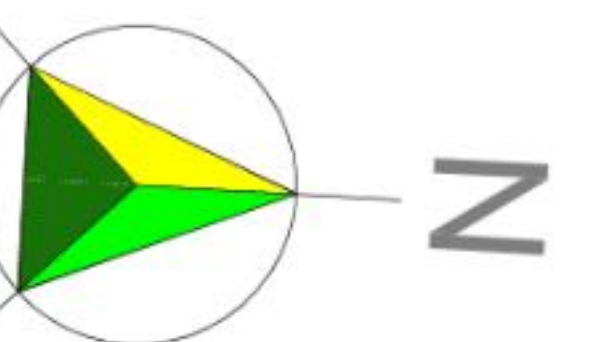
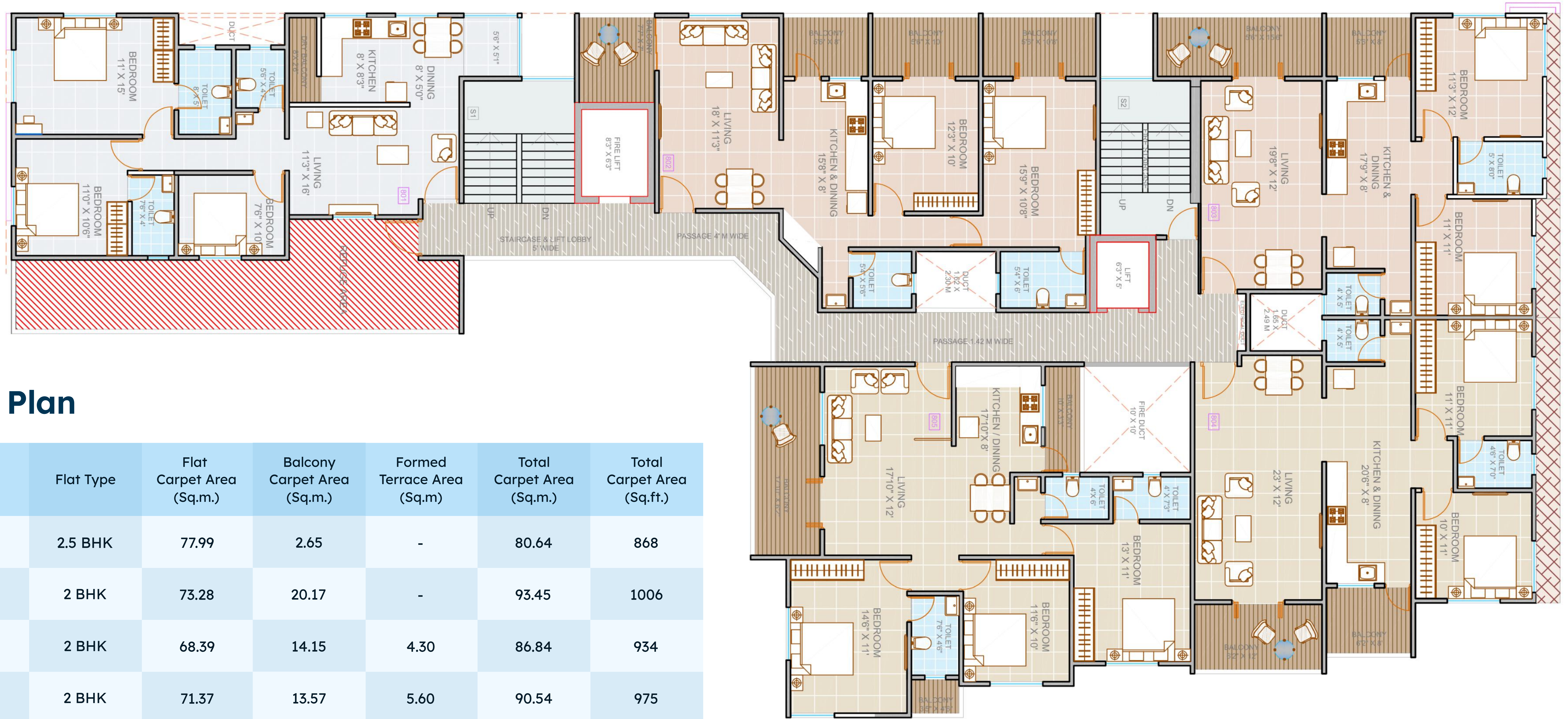
1st, 2nd, 3rd, 4th, 5th, 6th & 7th floor

Flat Nos.	Flat Type	Flat Carpet Area (Sq.m.)	Balcony Carpet Area (Sq.m.)	Total Carpet Area (Sq.m.)	Total Carpet Area (Sq.ft.)
101, 201, 301, 401, 501, 601, 701	3 BHK	94.72	11.00	105.72	1138
102, 202, 302, 402, 502, 602, 702	2 BHK	73.28	20.17	93.45	1006
103, 203, 303, 403, 503, 603, 703	2 BHK	72.65	14.15	86.80	934
104, 204, 304, 404, 504, 604, 704	2 BHK	76.88	13.57	90.45	974
105, 205, 305, 405, 505, 605, 705	3 BHK	88.00	14.16	102.16	1100



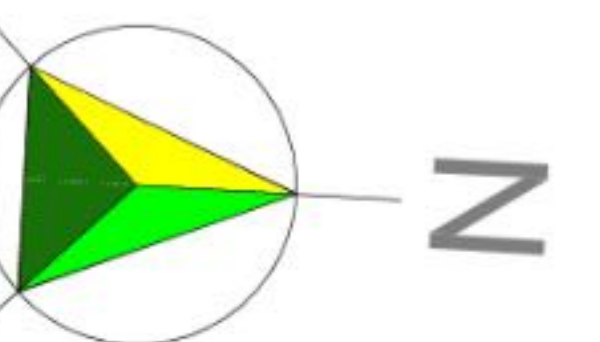
8th Floor Plan

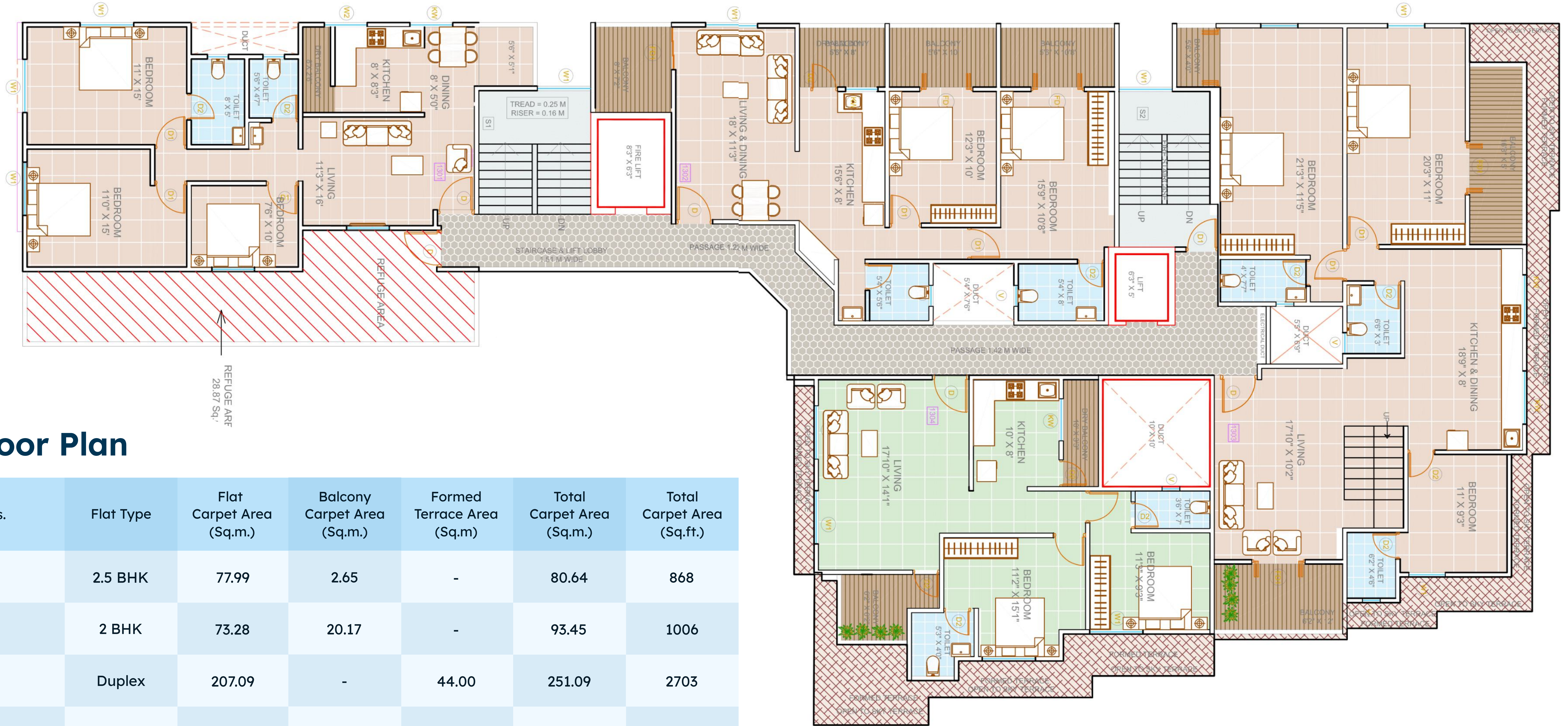
Flat Nos.	Flat Type	Flat Carpet Area (Sq.m.)	Balcony Carpet Area (Sq.m.)	Formed Terrace Area (Sq.m)	Total Carpet Area (Sq.m.)	Total Carpet Area (Sq.ft.)
801	2.5 BHK	77.99	2.65	-	80.64	868
802	2 BHK	73.28	20.17	-	93.45	1006
803	2 BHK	68.39	14.15	4.30	86.84	934
804	2 BHK	71.37	13.57	5.60	90.54	975
805	3 BHK	88.00	14.16	-	102.16	1100



9th Floor Plan

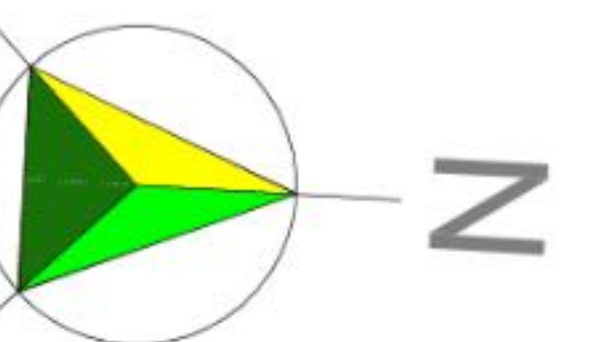
Flat Nos.	Flat Type	Flat Carpet Area (Sq.m.)	Balcony Carpet Area (Sq.m.)	Total Carpet Area (Sq.m.)	Total Carpet Area (Sq.ft.)
901	3 BHK	93.52	11.00	104.52	1125
902	2 BHK	73.06	20.17	93.23	1004
903	4 BHK	118.73	16.07	134.80	1451
904	4 BHK	113.31	22.33	135.64	1460



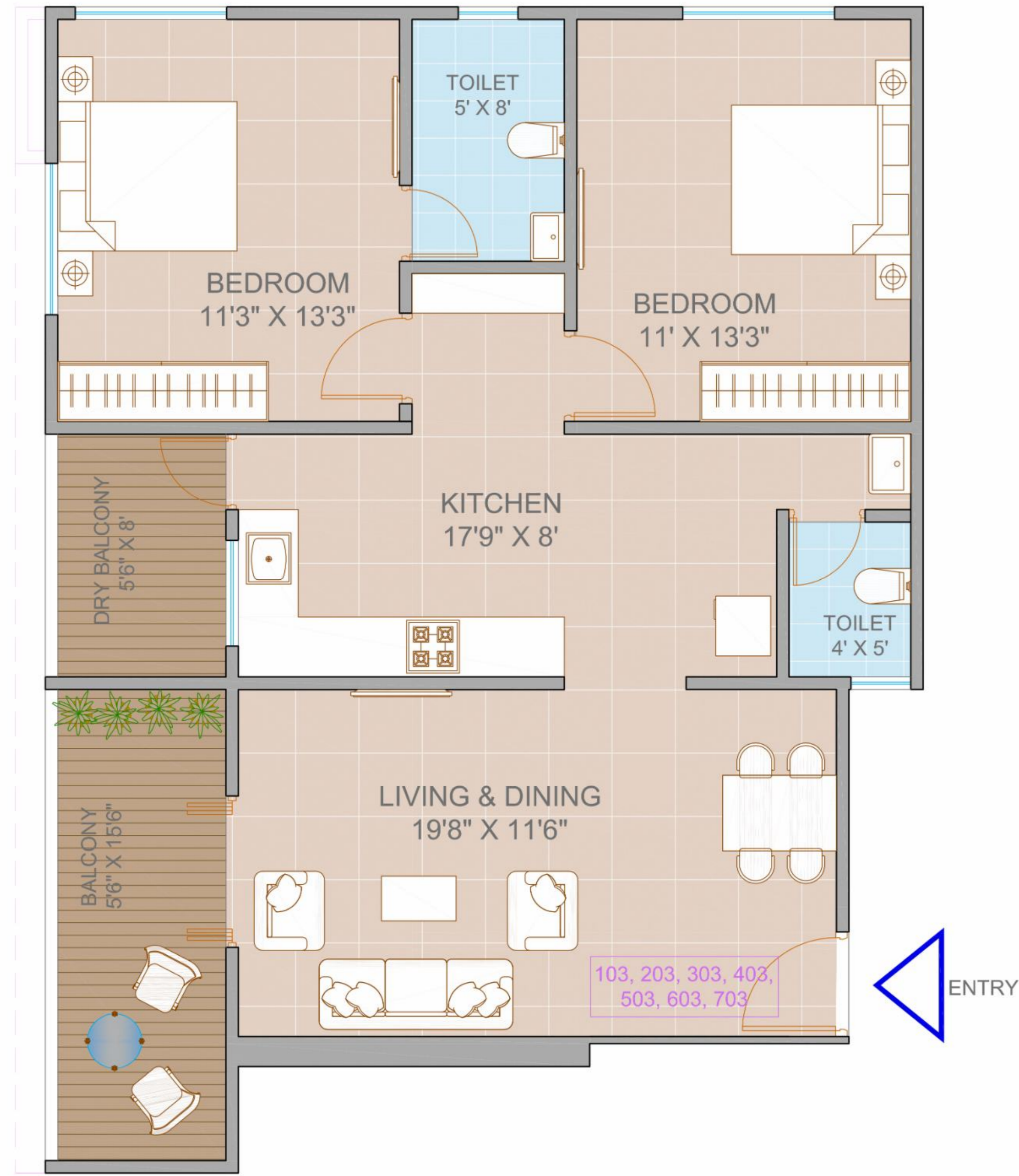


13th Floor Plan

Flat Nos.	Flat Type	Flat Carpet Area (Sq.m.)	Balcony Carpet Area (Sq.m.)	Formed Terrace Area (Sq.m.)	Total Carpet Area (Sq.m.)	Total Carpet Area (Sq.ft.)
1301	2.5 BHK	77.99	2.65	-	80.64	868
1302	2 BHK	73.28	20.17	-	93.45	1006
1303	Duplex	207.09	-	44.00	251.09	2703
1304	2 BHK	65.93	6.92	20.31	93.16	1003



Unit Plans



2 BHK

Flat Nos.	Flat Carpet Area (Sq.m.)	Balcony Carpet Area (Sq.m.)	Total Carpet Area (Sq.m.)	Total Carpet Area (Sq.ft.)
103, 203, 303, 403, 503, 603, 703	72.65	14.15	86.80	934



2 BHK

Flat Nos.	Flat Carpet Area (Sq.m.)	Balcony Carpet Area (Sq.m.)	Total Carpet Area (Sq.m.)	Total Carpet Area (Sq.ft.)
104, 204, 304, 404, 504, 604, 704	76.88	13.57	90.45	974

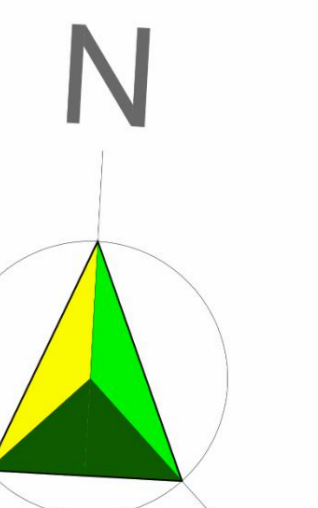
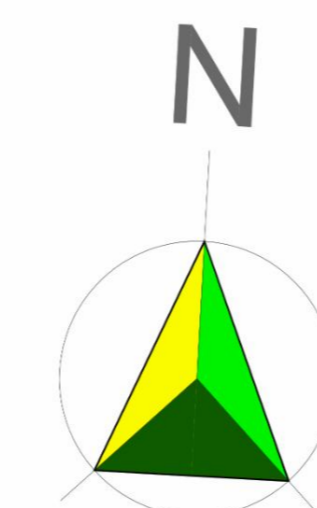
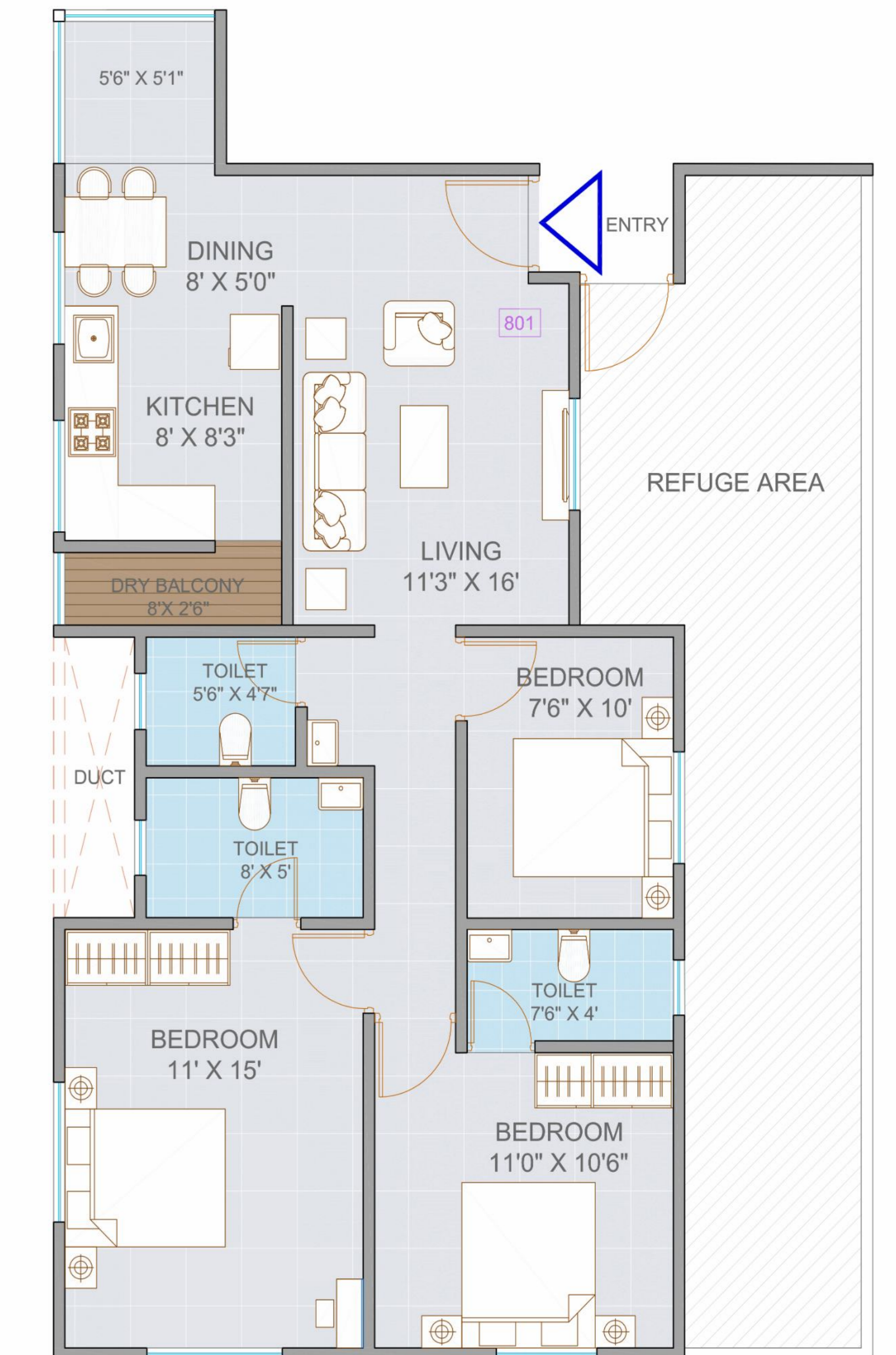
2 BHK

Flat Nos.	Flat Carpet Area (Sq.m.)	Balcony Carpet Area (Sq.m.)	Total Carpet Area (Sq.m.)	Total Carpet Area (Sq.ft.)
102, 202, 302, 402, 502, 602, 702, 802, 902, 1102, 1202, 1302, 1402	73.28	20.17	93.45	1006



2.5 BHK

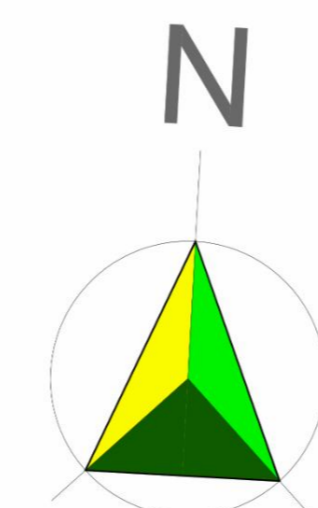
Flat Nos.	Flat Carpet Area (Sq.m.)	Balcony Carpet Area (Sq.m.)	Total Carpet Area (Sq.m.)	Total Carpet Area (Sq.ft.)
801, 1301	77.99	2.65	80.64	868





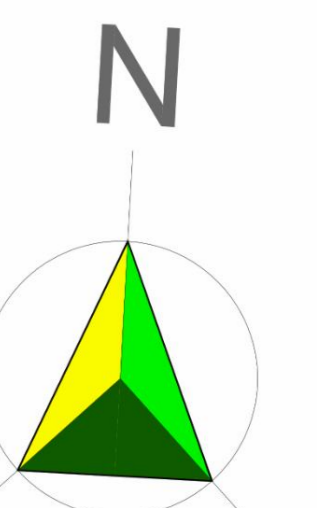
2 BHK

Flat Nos.	Flat Carpet Area (Sq.m.)	Balcony Carpet area (Sq.m.)	Garden Terrace (sq.m)	Total Carpet Area (Sq.m.)	Total Carpet Area (Sq.ft.)
1304	65.93	6.92	20.31	93.16	1003



3 BHK

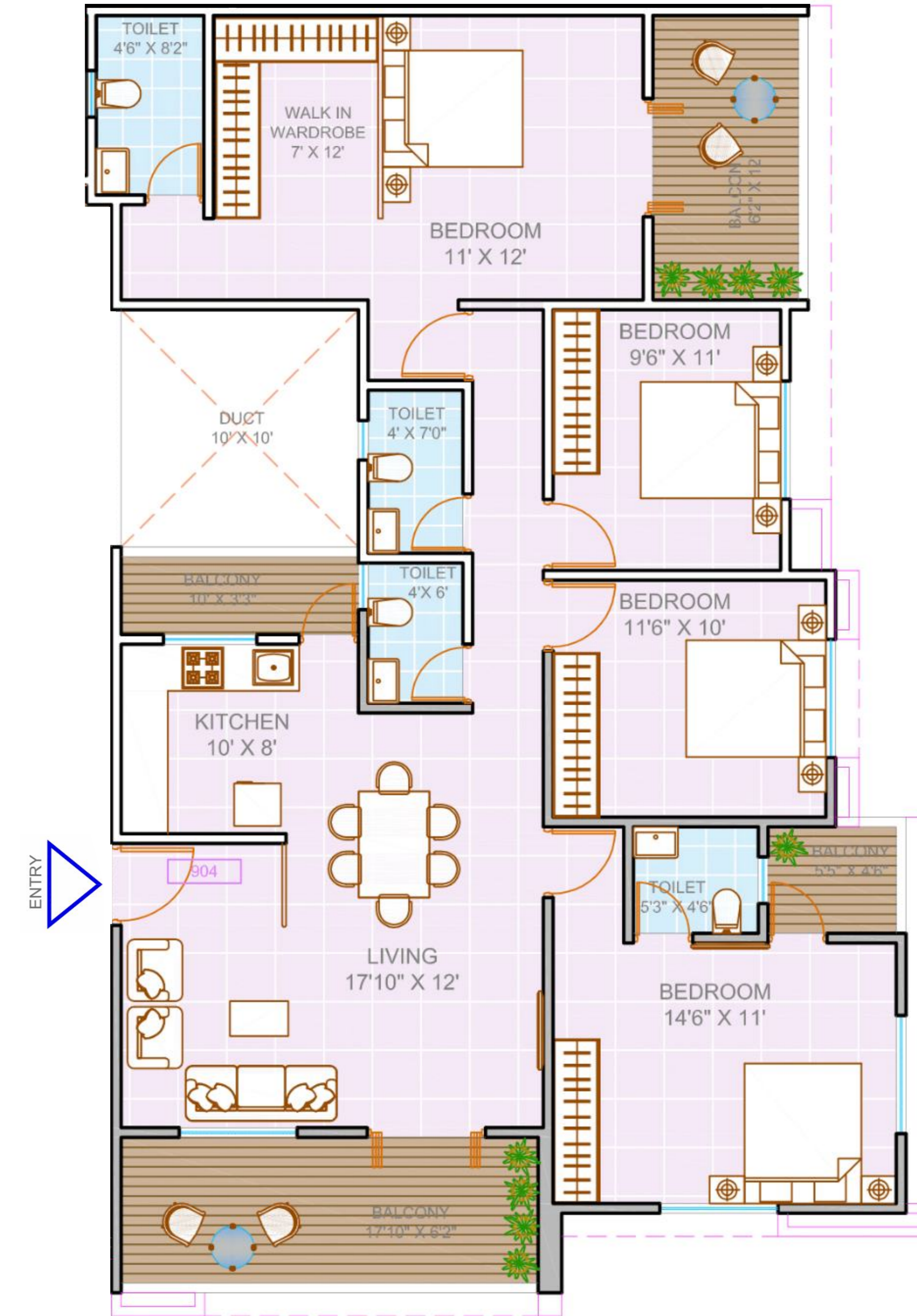
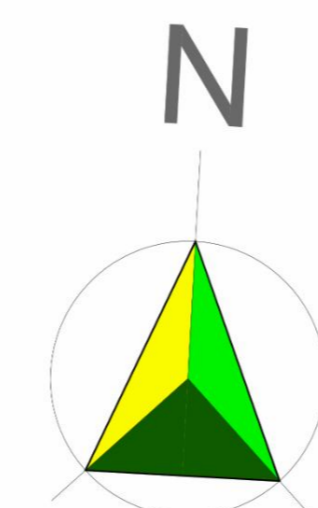
Flat Nos.	Flat Carpet Area (Sq.m.)	Balcony Carpet Area (Sq.m.)	Total Carpet Area (Sq.m.)	Total Carpet Area (Sq.ft.)
105, 205, 305, 405, 505, 605, 705, 805, 1105	88.00	14.16	102.19	1100





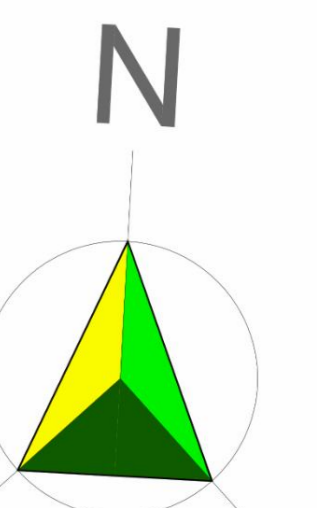
3 BHK

Flat Nos.	Flat Carpet Area (Sq.m.)	Balcony Carpet Area (Sq.m.)	Total Carpet Area (Sq.m.)	Total Carpet Area (Sq.ft.)
101, 201, 301, 401, 501, 601, 701	94.72	11.00	105.72	1138



4 BHK

Flat Nos.	Flat Carpet Area (Sq.m.)	Balcony Carpet Area (Sq.m.)	Total Carpet Area (Sq.m.)	Total Carpet Area (Sq.ft.)
904	113.31	22.33	135.64	1460



Isometric Plans



2 BHK
(934 Sq.ft.)



2 BHK
(974 Sq.ft.)



2 BHK
(1006 Sq.ft.)



3 BHK
(1100 Sq.ft.)



3 BHK
(1138 Sq.ft.)

Facilities that make it truly a Paradise

204
PARADISE

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)
- PV. 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 Blocks internal
- 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/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

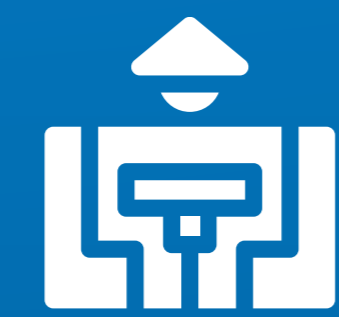
- Oil bond distemper point for internal walls
- External Acrylic paint - Apex or similar



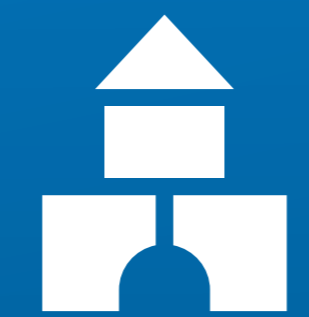
Fully Equipped
Gymnasium



Indoor
Games Room



Multipurpose Hall



Children's Play
Area



Audio-Visual
Room



Workstation
Room



Yoga &
Meditation Room



Pantry

Amenities



BLUEPEARL
GROUP

204 PARADISE

📍 Location

Opposite Kapil Malhar, Baner



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