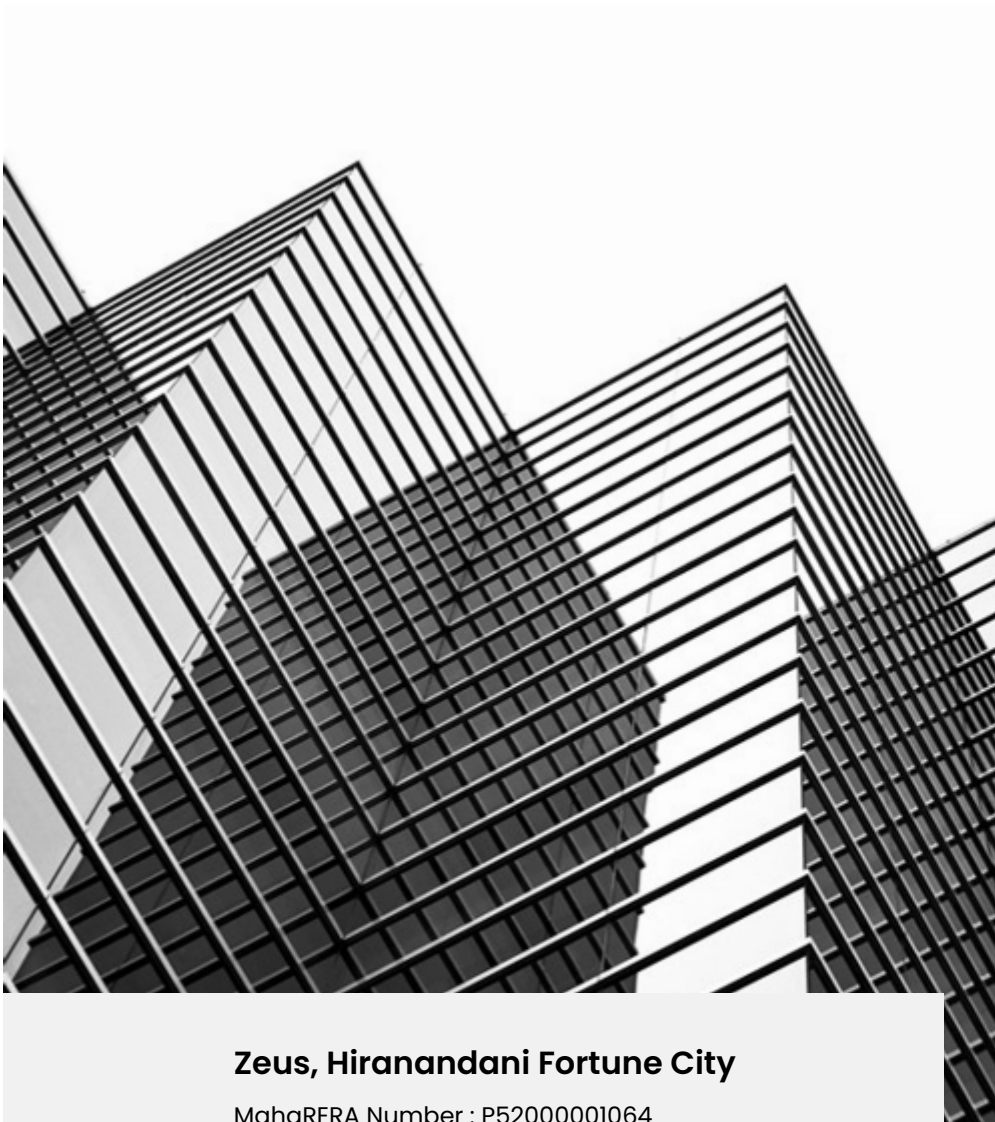


PROP REPORT



Zeus, Hiranandani Fortune City

MahaRERA Number : P52000001064



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

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| Mohopada | NA | NA |

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 30 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal I-B **57.8 Km**
- Navi Mumbai International Airport **17.5 Km**
- Bus stop **2 Km**
- Mahape Railway Station **3 Km**
- NH 48 **2 Km**
- Ambani Hospital **3.7 Km**
- Reliance Foundation School **4.3 Km**
- Orion Mall **15.5 Km**
- G-Mart **4.8 Km**

LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| October 2022 | NA | 1 |

ZEUS, HIRANANDANI
FORTUNE CITY

BUILDER & CONSULTANTS

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA | NA | NA |

ZEUS, HIRANANDANI
FORTUNE CITY

PROJECT & AMENITIES

| Time Line | Size | Typography |
|-----------|------|------------|
|-----------|------|------------|

| | | |
|-------------------------------|----------|-------|
| Completed on 30th April, 2023 | 588 Acre | 2 BHK |
|-------------------------------|----------|-------|

Project Amenities

| | |
|------------------------|--|
| Sports | Badminton Court,Basketball Court,Cricket Pitch,Squash Court,Tennis Court,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area |
| Leisure | Library / Reading Room,Senior Citizen Zone,Pet Friendly,Temple,Sit-out Area |
| Business & Hospitality | Banquet Hall,Barbeque Pit,Day Care,ATM / Bank Attached |
| Eco Friendly Features | Waste Segregation,Herb Garden,Rain Water Harvesting,Landscaped Gardens,Water Storage |

| |
|-----------------------------------|
| ZEUS, HIRANANDANI FORTUNE CITY |
|-----------------------------------|

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|----------------|----------------|
| Zeus | 4 | 36 | 6 | 2 BHK | 216 |

First Habitable Floor

4th

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretchers Lift

ZEUS, HIRANANDANI

FORTUNE CITY

FLAT INTERIORS

Configuration

RERA Carpet Range

2 BHK

672.4 - 734.8 sqft

Floor To Ceiling Height

Between 9 and 10 feet

Views Available

Open Grounds / Landscape / Project Amenities

Flooring

Vitrified Tiles

| | |
|------------------------------|---|
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards |
| Finishing | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows |
| HVAC Service | Split / Box A/C Provision |
| Technology | NA |
| White Goods | NA |

ZEUS, HIRANANDANI
FORTUNE CITY

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------------------|
| 2 BHK | INR 14192.44 | INR 9543000 | INR 10610000 to 11640000 |

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

| | | |
|-----|------------|--------------|
| GST | Stamp Duty | Registration |
|-----|------------|--------------|

| | | |
|------------|-----------------|---------------|
| 5% | 6% | INR 30000 |
| Floor Rise | Parking Charges | Other Charges |
| NA | INR 600000 | INR 0 |

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

Transaction History

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

ZEUS, HIRANANDANI
FORTUNE CITY

ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price | Rate per sq.ft. |
|------------------|-------------|-------|--------------|-----------------|
| July 2022 | 1167 | 13 | INR 11000000 | INR 9425.88 |

| | | | | |
|------------|------|----|--------------|--------------|
| July 2022 | 829 | 29 | INR 7000000 | INR 8443.91 |
| July 2022 | 1482 | 35 | INR 16622400 | INR 11216.19 |
| July 2022 | 1065 | 34 | INR 13341680 | INR 12527.4 |
| June 2022 | 1167 | 13 | INR 10600000 | INR 9083.12 |
| June 2022 | 983 | 27 | INR 9700000 | INR 9867.75 |
| June 2022 | 1167 | 13 | INR 10500000 | INR 8997.43 |
| June 2022 | 1648 | 8 | INR 16622400 | INR 10086.41 |
| June 2022 | 1167 | 15 | INR 11000000 | INR 9425.88 |
| May 2022 | 1648 | 26 | INR 18852460 | INR 11439.6 |
| May 2022 | 1648 | 28 | INR 19716400 | INR 11963.83 |
| May 2022 | 983 | 19 | INR 6600000 | INR 6714.14 |
| May 2022 | 1068 | 18 | INR 6855400 | INR 6418.91 |
| April 2022 | 1167 | 28 | INR 11700000 | INR 10025.71 |
| April 2022 | 432 | 15 | INR 4821000 | INR 11159.72 |
| April 2022 | 303 | 36 | INR 2331000 | INR 7693.07 |

| | | | | |
|-------------------|------|----|--------------|-------------|
| April 2022 | 905 | 17 | INR 7700000 | INR 8508.29 |
| April 2022 | 1482 | 10 | INR 8939000 | INR 6031.71 |
| March 2022 | 1167 | 17 | INR 10850000 | INR 9297.34 |
| March 2022 | 905 | 24 | INR 8600000 | INR 9502.76 |

ZEUS, HIRANANDANI
FORTUNE CITY

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 | 55 |
| Connectivity | 83 |
| Infrastructure | 48 |

| | |
|-----------------------------|---------------|
| Local Environment | 100 |
| Land & Approvals | 58 |
| Project | 76 |
| People | 46 |
| Amenities | 68 |
| Building | 65 |
| Layout | 60 |
| Interiors | 65 |
| Pricing | 40 |
| Total | 64/100 |

ZEUS, HIRANANDANI
FORTUNE CITY

Disclaimer

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 or 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.