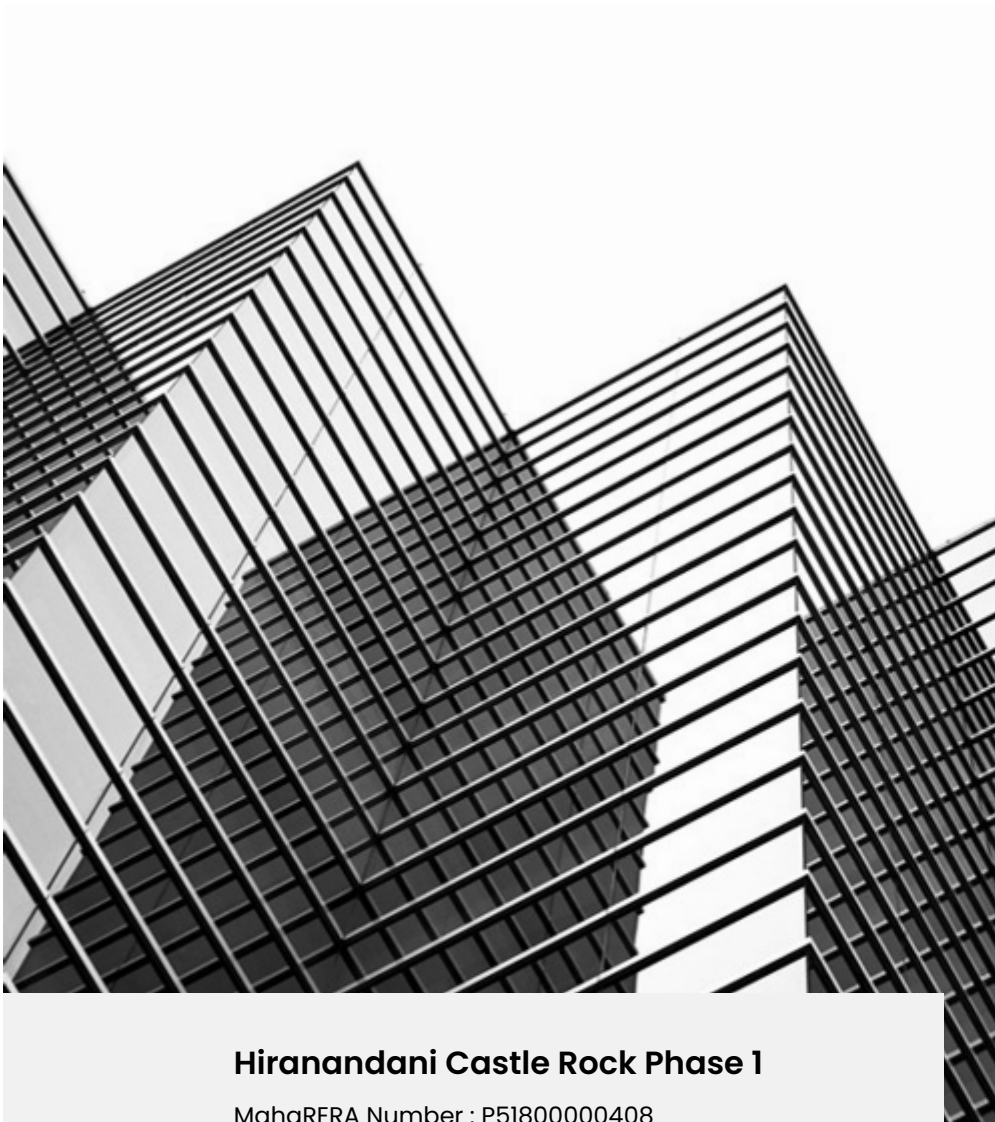


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PROP REPORT



Hiranandani Castle Rock Phase 1

MahaRERA Number : P51800000408



Residential Projects in MMR

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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.

HIRANANDANI CASTLE

ROCK PHASE 1

LOCATION

The project is in Powai. Powai is an upscale residential neighbourhood located in Mumbai situated on the banks of Powai lake. The Indian Institute of Technology, Bombay and currently the second oldest campus of the Indian Institutes of Technology as well as the National Institute of Industrial Engineering are both located here. Powai is also Mumbai's start-up hub. Powai houses countable number of schools, colleges and residential as well as industrial establishments.

Post Office	Police Station	Municipal Ward
Powai lit	NA	Ward S

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 142 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **6.8 Km**
- Hiranandani Powai Bus Station, Powai, **1 Km**
- Saki Naka Metro Station **4.5 Km**
- Vikhroli Railway Station **4.5 Km**
- High St, Hiranandani Gardens, Powai, Mumbai, Maharashtra 400076 **450 Mtrs**
- L H Hiranandani Hospital **1.3 Km**
- Hiranandani Foundation School **800 Mtrs**
- R City Mall **4 Km**
- Haiko Supermarket **600 Mtrs**

LAND & APPROVALS

Legal Title Summary

The land upon which the project has been constructed has been leased to the developers by the State Government. The land belongs to the Mumbai Metropolitan Region Development Authority (MMRDA).

Encumbrances

The project has been mortgaged to Standard Chartered Bank.

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

BUILDER & CONSULTANTS

Established in 1978, by brothers Surender and Niranjan Hiranandani, the Hiranandani Group was created with the vision of providing new India with self-sufficient and enduring townships. Today they are one of Mumbai's premier real estate developers and their name is synonymous with excellent quality, reliability, and beautifully unique architecture. With over forty years of experience, Hiranandani Group has successfully delivered projects in the retail, commercial and residential space in India and abroad. Their most iconic project to date is the Hiranandani Gardens township in Powai, Mumbai.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

HIRANANDANI CASTLE
ROCK PHASE 1

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2021	1458.2 Sqmt	2 BHK

Project Amenities

Sports	Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Pet Friendly,Sit-out Area
Business & Hospitality	Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Green Zone,Rain Water Harvesting,Landscaped Gardens

HIRANANDANI CASTLE
ROCK PHASE 1

BUILDING LAYOUT



Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	4	22	8	2 BHK	176
Wing B	4	22	8	2 BHK	176
First Habitable Floor				5th Floor	

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** Sprinkler System,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

HIRANANDANI CASTLE
ROCK PHASE 1

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	629 sqft
2 BHK	777 sqft
Floor To Ceiling Height	Greater than 10 feet
Views Available	Open Grounds / Landscape / Project Amenities
Flooring	Marble Flooring,Vitrified Tiles

Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,False Ceiling,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	WIFI enabled
White Goods	Chimney & Hob,Modular Kitchen,Air Conditioners,Washing Machine & Dryer,Refrigerator,Microwave Oven

HIRANANDANI CASTLE
ROCK PHASE 1

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 39427.66	INR 24800000	INR 27400000 to 33800000

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 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,DHFL Bank,LIC Housing Finance Ltd

Transaction History

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

HIRANANDANI CASTLE
ROCK PHASE 1

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
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October 2022	629	21	INR 21006000	INR 33395.87
October 2022	750	8	INR 29760000	INR 39680
September 2022	750	8	INR 30647500	INR 40863.33
September 2022	750	8	INR 29760000	INR 39680
September 2022	750	13	INR 29960000	INR 39946.67
September 2022	750	18	INR 31525000	INR 42033.33
September 2022	900	1	INR 29500000	INR 32777.78
September 2022	750	11	INR 30350000	INR 40466.67
September 2022	750	19	INR 31525000	INR 42033.33
September 2022	629	20	INR 24400000	INR 38791.73

August 2022	777	1	INR 29600000	INR 38095.24
August 2022	629	20	INR 24400000	INR 38791.73
August 2022	750	17	INR 31225000	INR 41633.33
August 2022	629	22	INR 24750000	INR 39348.17
August 2022	629	9	INR 25600000	INR 40699.52
August 2022	750	16	INR 27440000	INR 36586.67
August 2022	750	9	INR 29853000	INR 39804
August 2022	750	17	INR 31525000	INR 42033.33
August 2022	855	2	INR 28855000	INR 33748.54
August 2022	750	1	INR 30550000	INR 40733.33

HIRANANDANI CASTLE
ROCK PHASE 1

REPORT SUMMARY

Expected Benefits

The project has its own private amenities such as a gym and swimming pool unlike other buildings in the Hiranandani Gardens township. It is located off the main road making it quieter than other parts of the sub locality. Flats within the project come fitted with a modular kitchen and other white goods making it easier for a buyer to rent the flat out or begin living with minimum additional expenses.

Perceived Shortcomings

The flat sizes are smaller than the average 2BHK in the sub locality. The land upon which the project has been built has been leased by the developers and is not freehold. Any project built on leasehold land comes with encumbrances that may not always be favourable.

HIRANANDANI CASTLE

ROCK PHASE 1

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	65
Connectivity	73

Infrastructure	78
Local Environment	80
Land & Approvals	42
Project	76
People	56
Amenities	70
Building	67
Layout	63
Interiors	90
Pricing	40
Total	67/100

HIRANANDANI CASTLE
ROCK PHASE 1

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