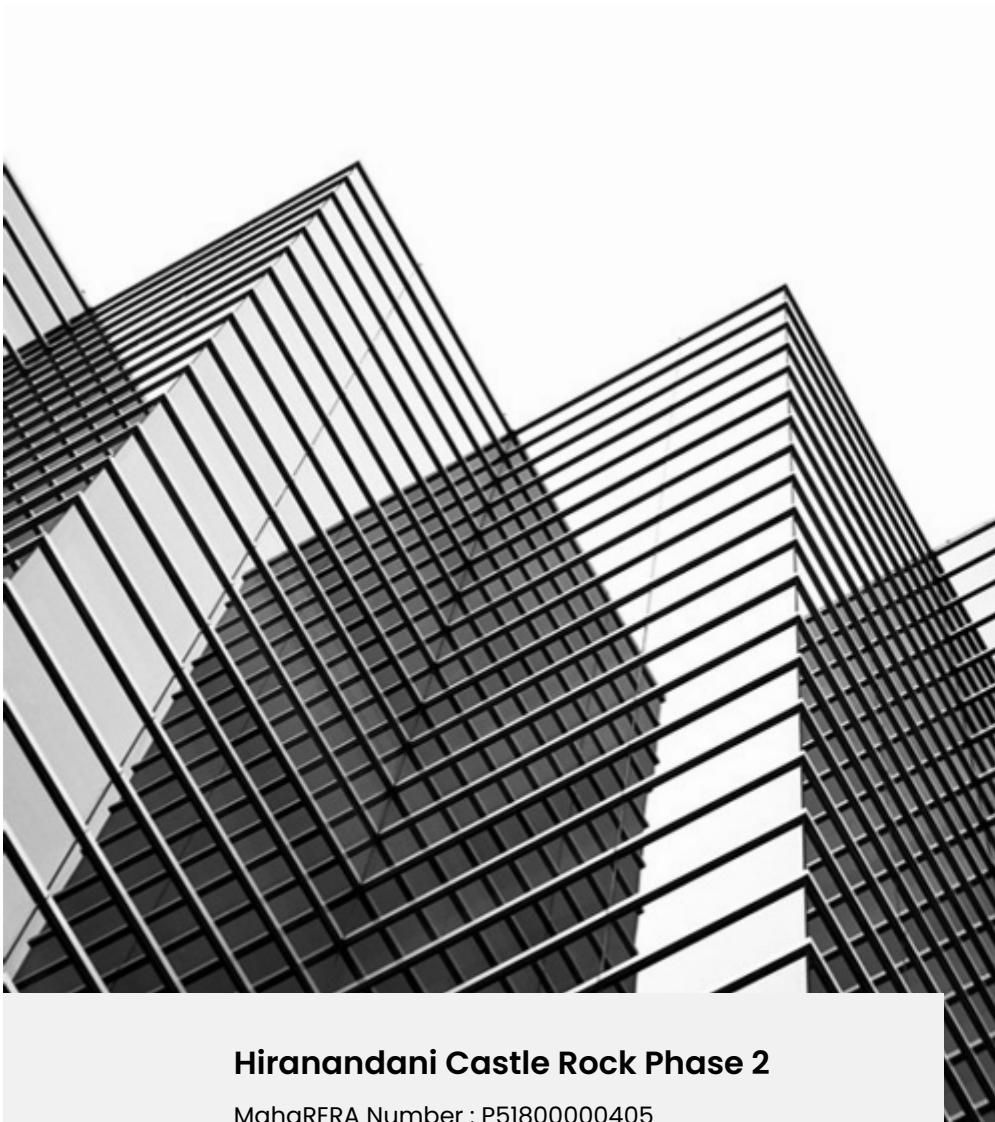


PROP REPORT



Hiranandani Castle Rock Phase 2

MahaRERA Number : P51800000405



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 2

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, Andheri-Ghatkopar Link Road Andheri (E, Junction, near Saki Naka, Mumbai, Maharashtra 400072 **4.5 Km**
- Vikhroli Railway Station **4.5 Km**
- High St, Hiranandani Gardens, Powai, Mumbai, Maharashtra 400076 **450 Mtrs**
- Dr L H Hiranandani Hospital **1.3 Km**
- Hiranandani Foundation International School **1 Km**
- R City Mall **4 Km**
- Haiko Supermarket **600 Mtrs**

HIRANANDANI CASTLE
ROCK PHASE 2

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

HIRANANDANI CASTLE

ROCK PHASE 2

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 2

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2021	6.41 Sqmt	2 BHK

Project Amenities

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

HIRANANDANI CASTLE
ROCK PHASE 2

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
C Wing	3	20	6	2 BHK	120
D Wing	3	20	6	2 BHK	120
First Habitable Floor				5th Floor	

Services & Safety

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

HIRANANDANI CASTLE ROCK PHASE 2	
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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	777 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	NA
White Goods	Chimney & Hob,Modular Kitchen,Air Conditioners,Washing Machine & Dryer,Refrigerator

HIRANANDANI CASTLE
ROCK PHASE 2

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 39897.04	INR 31000000	INR 35400000

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

GST	Stamp Duty	Registration
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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,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,YES Bank

Transaction History

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

HIRANANDANI CASTLE

ROCK PHASE 2

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
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	9	INR 25600000	INR 40699.52
August 2022	629	22	INR 24750000	INR 39348.17
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 2

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 2

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
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Place	65
Connectivity	73
Infrastructure	78
Local Environment	80
Land & Approvals	50
Project	76
People	56
Amenities	62
Building	67
Layout	70
Interiors	90
Pricing	40
Total	67/100

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