

Fictional Sample Residences

Illustrative Price Comparison. Fictional figures show the report format and branding, not a real project's prices or drawings.

REGISTERED AS	FICTIONAL — not a RERA registration
WHERE	Illustration only
READ ON	4 October 2026

WHAT TO ASK FOR

Confirm in writing that 106 is unsold today — the unit number, its filed area and any included parking, as they stand on the date you reply.

MahaRERA recorded it unsold on 04 October 2026. That is a filing state, not today's list.

Give me your all-inclusive price for 106 in writing, and set it against the Rs 83.00 lakh typical, over Rs 81.00 lakh to Rs 85.00 lakh filed for the similar-area entries identified in this report. List every premium and charge separately.

Your card, row 106 — 5 · similar area (within 2%), elsewhere in project.

Give me your all-inclusive price for 107 in writing, and set it against the Rs 83.00 lakh typical, over Rs 81.00 lakh to Rs 85.00 lakh filed for the similar-area entries identified in this report. List every premium and charge separately.

Your card, row 107 — 5 · similar area (within 2%), elsewhere in project.

For each of those registered agreements, tell me the date it was registered.

MahaRERA does not publish the dates. Without them an older sale cannot be told from a cheaper unit.

LIMITS

Branding illustration — fictional figures

This is a demonstration of report presentation, not property research. The business, project and unit figures are fictional. Do not use them to make a purchase decision.

SALES RECORD

Agreement values filed for Fictional Sample Residences

5 of the 8 units Fictional Sample Residences has filed with MahaRERA carry both a positive registered agreement value and a usable filed area. The agreement value is the consideration the promoter filed for that specific unit. They span **753–753 sq ft** of filed area, and the consideration filed against them runs **Rs 81.00 lakh to Rs 85.00 lakh, Rs 83.00 lakh** typical.

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Dividing each agreement value by its filed area gives **Rs 11,016 a sq ft** typical, over **Rs 10,750 to Rs 11,281**. Typical means the median, or middle value. The rates and summaries are calculated from the filed numbers.

Read on 04 October 2026.

AREA (SQ FT)	AGREEMENTS FILED	RATE TYPICAL	RATE FILED	CONSIDERATION TYPICAL	CONSIDERATION FILED
753	5	Rs 11,016	Rs 10,750 to Rs 11,281	Rs 83.00 lakh	Rs 81.00 lakh to Rs 85.00 lakh

Sold and booked entries with a positive agreement value and filed area. Areas are grouped to 0.1 sq m, commonest first; after eight sizes the rest share one row. A rate is the filed consideration divided by that filed area.

PRICE CARD

What the filings record for each unsold unit

Fictional Sample Residences has filed **8 units** with MahaRERA. **5** of them carry both a positive registered agreement value and a usable filed area, and **3** are recorded as unsold. Read on 04 October 2026.

Where enough matching entries exist, the third column shows the promoter's filed agreement values for **similar filed areas (within 2%)**. The Based on column distinguishes number-pattern matches in the same building from other area matches.

The filings do not say WHEN any agreement was registered, so a lower number in a range may be an older sale rather than a cheaper unit. Read the range as a spread, not as a trend.

UNIT	AREA (SQ FT)	FILED COMPARISON	BASED ON	FILED RECKONER VALUE
106	753	Rs 83.00 lakh typical, over Rs 81.00 lakh to Rs 85.00 lakh	C1 · 5 · similar area (within 2%), elsewhere in project	—
107	753	Rs 83.00 lakh typical, over Rs 81.00 lakh to Rs 85.00 lakh	C2 · 5 · similar area (within 2%), elsewhere in project	—

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UNIT	AREA (SQ FT)	FILED COMPARISON	BASED ON	FILED RECKONER VALUE
108	753	Rs 83.00 lakh typical, over Rs 81.00 lakh to Rs 85.00 lakh	C3 · 5 · similar area (within 2%), elsewhere in project	—

Registered agreement values as filed with MahaRERA, read 04 October 2026. Sold and booked units both carry one. A reckoner value is the government rate basis the promoter filed, not an asking price.

ON RECORD

What we read, and what it is not

- The register's status for this project is “Illustrative figures”, with Not a real project as the proposed completion date.
- Filed area means RERA carpet area for building units and plot area for plots. The CSV names the area basis for each row. The register does not establish comparable use or layout from size alone.
- A filed consideration is what was registered for one unit. It is not a valuation and it need not be everything that changed hands.
- This per-unit register does not publish the date of these agreements, so these numbers cannot be placed in time. A range cannot tell you whether prices here rose, fell or held.
- An unsold row means the promoter had not filed a sale for it when we looked. It is a filing state, not a promise that the unit is available to you today.
- Comparisons first group similar filed areas (within 2%) by unit-number pattern in the same building. For example, 107 and 207 share the ending 07. If that group is absent, they use similar areas elsewhere in the project. If neither group exists, areas within 8% are compared by rate per sq ft only. These are register matches, not verified matches of use, layout, facing or floor.

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APPENDIX HEAD

The comparison behind each row

You do not need to read this. It says which unsold units share a comparison, how many filed agreements stand behind each one and over what range — so any number on the card can be traced to the agreements listed in full at the back, and checked against MahaRERA directly.

GROUP	UNITS	AREA (SQ M)	AGREEMENTS	COMPARED WITH	FILED
C1	106	70.00	5	similar area (within 2%), elsewhere in project	Rs 83.00 lakh typical, over Rs 81.00 lakh to Rs 85.00 lakh
C2	107	70.00	5	similar area (within 2%), elsewhere in project	Rs 83.00 lakh typical, over Rs 81.00 lakh to Rs 85.00 lakh
C3	108	70.00	5	similar area (within 2%), elsewhere in project	Rs 83.00 lakh typical, over Rs 81.00 lakh to Rs 85.00 lakh

RECORD APPENDIX

Registered agreement entries with filed areas

The **5** sold or booked entries with both a positive agreement value and a usable filed area, as read on 04 October 2026. The rate is that consideration divided by the filed area. The accompanying CSV also retains entries with missing values or areas.

UNIT	BUILDING	AREA (SQ FT)	CONSIDERATION FILED	RATE	STATUS
101	—	753	Rs 81.00 lakh	Rs 10,750	sold
102	—	753	Rs 82.00 lakh	Rs 10,883	sold
103	—	753	Rs 83.00 lakh	Rs 11,016	sold
104	—	753	Rs 84.00 lakh	Rs 11,148	sold

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UNIT	BUILDING	AREA (SQ FT)	CONSIDERATION FILED	RATE	STATUS
105	—	753	Rs 85.00 lakh	Rs 11,281	sold

Positive agreement values and areas from sold or booked entries. MahaRERA publishes no agreement date for these entries.

LIMITS

What this report does not settle

- It does not read the sanctioned drawings, so it cannot tell you which unit is better placed, better lit, quieter or more private. That is the Buyer's Report.
- It cannot tell you what the promoter will accept today, only what was filed before.
- It does not tell you whether a unit is well priced. It tells you what was filed for units like it, and leaves the judgement to you and your own advisers.
- It cannot show a sale price for a unit with no filed agreement value, or a discount given outside the agreement.

HOW THIS REPORT WAS MADE

This demonstration uses fictional rows, not a regulator filing. The table calculations use the normal register-report renderer. Presentation is applied by the same deterministic packager used for partner orders.

TERMS

Illustrative branding sample, not a paid report. Do not cite these fictional figures as property evidence.