

QUIETLIST

GRACE SQUARE TYPE D3

A buyer's reading of the per-unit sales inventory this project's promoter filed with MahaRERA: every home, its status, and what was registered for the ones sold.

REGISTERED AS	P51700022357
REGISTERED BY	SHREE SUMATINATH ENTERPRISES LLP
WHERE	Thane
READ ON	19 July 2026

WHAT TO ASK FOR

Ask for the date each of these agreements was registered.

MahaRERA publishes the consideration but not the date, so a low number in this record may be an older sale rather than a cheaper home.

Where a resale is quoted to you here, ask how it compares with the considerations registered for the same carpet area in this record.

Every home in this project is filed sold or booked; the filed record is what the project has actually transacted at.

SALES RECORD

What GRACE SQUARE TYPE D3 has actually sold

128 of the 128 homes GRACE SQUARE TYPE D3 has filed with MahaRERA carry a registered agreement value — the consideration the promoter filed for that specific home. They span 329–519 sq ft of RERA carpet area, and the consideration filed against them runs Rs 17.92 lakh to Rs 54.87 lakh, Rs 28.06 lakh typical.

Expressed per square foot of carpet — the only way homes of different sizes can be set beside each other — that is Rs 7,745 a sq ft typical, over Rs 5,448 to Rs 10,572. Every one of these numbers is copied from the filing and divided; none is estimated, and none is a valuation.

Read on 19 July 2026.

CARPET (SQ FT)	AGREEMENTS FILED	RATE TYPICAL	RATE FILED	CONSIDERATION TYPICAL	CONSIDERATI
329	88	Rs 7,657	Rs 5,448 to Rs 10,295	Rs 25.19 lakh	Rs 17.92 lakh to Rs 33.87 lakh
519	40	Rs 7,745	Rs 6,002 to Rs 10,572	Rs 40.20 lakh	Rs 31.16 lakh to Rs 54.87 lakh

One row per RERA carpet area this project actually sold, commonest first — the filing's own size mix rather than bands we chose. A rate is the filed consideration divided by that filed carpet area.

ON RECORD

What we read, and what it is not

- The register's status for this project is "Certificate Signed", with 2026-12-30 as the proposed completion date.
- A filed consideration is what was registered for one home. It is not a valuation and it need not be everything that changed hands.
- MahaRERA does not publish the date of any of these agreements, so none of these numbers can be placed in time. A range cannot tell you whether prices here rose, fell or held.

RECORD APPENDIX

Every registered agreement on this filing

All **128** homes GRACE SQUARE TYPE D3 has filed a registered consideration for, as read on 19 July 2026. The rate is that consideration divided by the filed RERA carpet area.

FLAT	BUILDING	CARPET (SQ FT)	CONSIDERATION FILED	RATE	STATUS
1001	D3	329	Rs 19.60 lakh	Rs 5,958	sold
1002	D3	329	Rs 19.60 lakh	Rs 5,958	sold
1003	D3	519	Rs 40.20 lakh	Rs 7,745	sold
1004	D3	519	Rs 44.32 lakh	Rs 8,539	sold
1005	D3	329	Rs 20.72 lakh	Rs 6,299	sold
1006	D3	329	Rs 19.60 lakh	Rs 5,958	sold
101	D3	329	Rs 33.59 lakh	Rs 10,210	sold
102	D3	329	Rs 25.19 lakh	Rs 7,657	sold
103	D3	519	Rs 44.32 lakh	Rs 8,539	sold
104	D3	519	Rs 54.87 lakh	Rs 10,572	sold
105	D3	329	Rs 32.47 lakh	Rs 9,870	sold
106	D3	329	Rs 32.47 lakh	Rs 9,870	sold
1101	D3	329	Rs 26.88 lakh	Rs 8,172	sold
1102	D3	329	Rs 21.28 lakh	Rs 6,469	sold
1103	D3	519	Rs 44.32 lakh	Rs 8,539	sold

FLAT	BUILDING	CARPET (SQ FT)	CONSIDERATION FILED	RATE	STATUS
1104	D3	519	Rs 40.20 lakh	Rs 7,745	sold
1105	D3	329	Rs 28.00 lakh	Rs 8,512	sold
1106	D3	329	Rs 22.40 lakh	Rs 6,810	sold
1201	D3	329	Rs 21.28 lakh	Rs 6,469	sold
1202	D3	329	Rs 20.72 lakh	Rs 6,299	sold
1203	D3	519	Rs 31.16 lakh	Rs 6,002	sold
1205	D3	329	Rs 25.76 lakh	Rs 7,831	sold
1206	D3	329	Rs 31.80 lakh	Rs 9,666	sold
1301	D3	329	Rs 26.88 lakh	Rs 8,172	sold
1302	D3	329	Rs 19.60 lakh	Rs 5,958	sold
1303	D3	519	Rs 38.19 lakh	Rs 7,358	sold
1304	D3	519	Rs 38.19 lakh	Rs 7,358	sold
1305	D3	329	Rs 28.06 lakh	Rs 8,529	sold
1306	D3	329	Rs 28.06 lakh	Rs 8,529	sold
1401	D3	329	Rs 19.60 lakh	Rs 5,958	sold
1402	D3	329	Rs 27.72 lakh	Rs 8,427	sold
1403	D3	519	Rs 40.20 lakh	Rs 7,745	sold
1404	D3	519	Rs 38.19 lakh	Rs 7,358	sold
1405	D3	329	Rs 22.40 lakh	Rs 6,810	sold
1406	D3	329	Rs 22.40 lakh	Rs 6,810	sold
1501	D3	329	Rs 29.12 lakh	Rs 8,853	sold
1502	D3	329	Rs 23.23 lakh	Rs 7,061	sold
1503	D3	519	Rs 35.17 lakh	Rs 6,777	sold
1504	D3	519	Rs 38.19 lakh	Rs 7,358	sold
1505	D3	329	Rs 28.52 lakh	Rs 8,670	sold
1506	D3	329	Rs 28.56 lakh	Rs 8,682	sold
1601	D3	329	Rs 19.60 lakh	Rs 5,958	sold
1602	D3	329	Rs 17.92 lakh	Rs 5,448	sold
1603	D3	519	Rs 38.69 lakh	Rs 7,455	sold

FLAT	BUILDING	CARPET (SQ FT)	CONSIDERATION FILED	RATE	STATUS
1604	D3	519	Rs 43.32 lakh	Rs 8,345	sold
1605	D3	329	Rs 22.40 lakh	Rs 6,810	sold
1606	D3	329	Rs 33.03 lakh	Rs 10,040	sold
1701	D3	329	Rs 19.60 lakh	Rs 5,958	sold
1702	D3	329	Rs 17.92 lakh	Rs 5,448	sold
1703	D3	519	Rs 35.17 lakh	Rs 6,777	sold
1705	D3	329	Rs 22.40 lakh	Rs 6,810	sold
1706	D3	329	Rs 19.60 lakh	Rs 5,958	sold
1801	D3	329	Rs 19.60 lakh	Rs 5,958	sold
1802	D3	329	Rs 19.60 lakh	Rs 5,958	sold
1803	D3	519	Rs 40.20 lakh	Rs 7,745	sold
1804	D3	519	Rs 35.17 lakh	Rs 6,777	sold
1805	D3	329	Rs 22.40 lakh	Rs 6,810	sold
1806	D3	329	Rs 28.06 lakh	Rs 8,529	sold
1901	D3	329	Rs 19.60 lakh	Rs 5,958	sold
1902	D3	329	Rs 17.92 lakh	Rs 5,448	sold
1903	D3	519	Rs 49.42 lakh	Rs 9,521	sold
1904	D3	519	Rs 37.19 lakh	Rs 7,164	sold
1905	D3	329	Rs 25.48 lakh	Rs 7,746	sold
1906	D3	329	Rs 21.06 lakh	Rs 6,401	sold
2001	D3	329	Rs 18.48 lakh	Rs 5,618	sold
2002	D3	329	Rs 27.44 lakh	Rs 8,342	sold
2003	D3	519	Rs 47.23 lakh	Rs 9,101	sold
2004	D3	519	Rs 37.69 lakh	Rs 7,261	sold
2005	D3	329	Rs 23.80 lakh	Rs 7,235	sold
2006	D3	329	Rs 28.56 lakh	Rs 8,682	sold
201	D3	329	Rs 26.74 lakh	Rs 8,129	sold
202	D3	329	Rs 32.97 lakh	Rs 10,023	sold
203	D3	519	Rs 51.00 lakh	Rs 9,826	sold

FLAT	BUILDING	CARPET (SQ FT)	CONSIDERATION FILED	RATE	STATUS
204	D3	519	Rs 44.32 lakh	Rs 8,539	sold
205	D3	329	Rs 33.59 lakh	Rs 10,210	sold
206	D3	329	Rs 26.59 lakh	Rs 8,082	sold
2101	D3	329	Rs 19.60 lakh	Rs 5,958	sold
2102	D3	329	Rs 27.44 lakh	Rs 8,342	sold
2103	D3	519	Rs 40.20 lakh	Rs 7,745	sold
2104	D3	519	Rs 38.20 lakh	Rs 7,359	sold
2105	D3	329	Rs 28.00 lakh	Rs 8,512	sold
2106	D3	329	Rs 19.60 lakh	Rs 5,958	sold
2201	D3	329	Rs 19.60 lakh	Rs 5,958	sold
2202	D3	329	Rs 31.07 lakh	Rs 9,444	sold
2203	D3	519	Rs 40.20 lakh	Rs 7,745	sold
2205	D3	329	Rs 28.00 lakh	Rs 8,512	sold
2206	D3	329	Rs 32.91 lakh	Rs 10,006	sold
301	D3	329	Rs 23.52 lakh	Rs 7,150	sold
302	D3	329	Rs 22.40 lakh	Rs 6,810	sold
303	D3	519	Rs 44.32 lakh	Rs 8,539	sold
304	D3	519	Rs 44.32 lakh	Rs 8,539	sold
305	D3	329	Rs 33.87 lakh	Rs 10,295	sold
306	D3	329	Rs 33.31 lakh	Rs 10,125	sold
401	D3	329	Rs 24.02 lakh	Rs 7,302	sold
402	D3	329	Rs 27.86 lakh	Rs 8,470	sold
403	D3	519	Rs 44.32 lakh	Rs 8,539	sold
404	D3	519	Rs 44.32 lakh	Rs 8,539	sold
405	D3	329	Rs 32.19 lakh	Rs 9,785	sold
406	D3	329	Rs 32.47 lakh	Rs 9,870	sold
501	D3	329	Rs 19.60 lakh	Rs 5,958	sold
502	D3	329	Rs 24.08 lakh	Rs 7,320	sold
503	D3	519	Rs 44.32 lakh	Rs 8,539	sold

FLAT	BUILDING	CARPET (SQ FT)	CONSIDERATION FILED	RATE	STATUS
504	D3	519	Rs 44.32 lakh	Rs 8,539	sold
505	D3	329	Rs 32.47 lakh	Rs 9,870	sold
506	D3	329	Rs 32.61 lakh	Rs 9,912	sold
601	D3	329	Rs 27.16 lakh	Rs 8,257	sold
602	D3	329	Rs 27.86 lakh	Rs 8,470	sold
603	D3	519	Rs 43.22 lakh	Rs 8,326	sold
604	D3	519	Rs 53.37 lakh	Rs 10,282	sold
605	D3	329	Rs 25.19 lakh	Rs 7,657	sold
606	D3	329	Rs 32.47 lakh	Rs 9,870	sold
701	D3	329	Rs 20.16 lakh	Rs 6,129	sold
702	D3	329	Rs 18.48 lakh	Rs 5,618	sold
703	D3	519	Rs 40.20 lakh	Rs 7,745	sold
704	D3	519	Rs 44.32 lakh	Rs 8,539	sold
705	D3	329	Rs 22.40 lakh	Rs 6,810	sold
706	D3	329	Rs 18.48 lakh	Rs 5,618	sold
801	D3	329	Rs 26.32 lakh	Rs 8,001	sold
802	D3	329	Rs 22.40 lakh	Rs 6,810	sold
803	D3	519	Rs 40.20 lakh	Rs 7,745	sold
804	D3	519	Rs 40.20 lakh	Rs 7,745	sold
805	D3	329	Rs 25.19 lakh	Rs 7,657	sold
806	D3	329	Rs 32.19 lakh	Rs 9,785	sold
901	D3	329	Rs 26.32 lakh	Rs 8,001	sold
902	D3	329	Rs 19.60 lakh	Rs 5,958	sold
903	D3	519	Rs 44.32 lakh	Rs 8,539	sold
905	D3	329	Rs 22.40 lakh	Rs 6,810	sold
906	D3	329	Rs 25.19 lakh	Rs 7,657	sold

The promoter's own filing, copied. Sold and booked homes both carry a registered consideration; MahaRERA publishes no date for any of them.

LIMITS

What this report does not settle

- It does not read the sanctioned drawings, so it cannot tell you which home is better placed, better lit, quieter or more private. That is the drawings report.
 - It cannot tell you what the promoter will accept today, only what was filed before.
 - It does not tell you whether a home is well priced. It tells you what was filed for homes like it, and leaves the judgement to you and your own advisers.
 - It cannot see a home that was never sold, or a discount given outside the agreement.
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HOW THIS REPORT WAS MADE

This report was built by reading the per-unit inventory GRACE SQUARE TYPE D3 filed with MahaRERA — every flat in the project, its status, its RERA carpet area, and for the sold ones the registered agreement value the promoter filed for it. We read that filing from the MahaRERA portal on 19 July 2026.

Every number here is copied from that filing and grouped; none of it is estimated, and no valuation is offered. Homes are compared within a line — the same layout on different floors — because that is the only comparison the filing supports without guessing. Quietlist does not independently verify the promoter's filing, and a registered consideration is not a market valuation.

This report does not read the project's sanctioned drawings. It cannot tell you how a home is placed, lit or overlooked; that is the drawings report, which is read and checked by a person.

Quietlist receives no commission from the promoter, the seller or any broker, and does not arrange the transaction.

Only one observation of this ledger so far: no change can be reported yet. This observation is an archived copy whose time is the moment the file was written, not a portal fetch time.

TERMS

This report was prepared for one buyer and one project. Share it with your family, your lawyer or your bank as you like; it is not for republication or resale.

It is a reading of the per-unit inventory the promoter filed with MahaRERA, as it stood on the date above. It is not legal, financial or investment advice, and it is not a valuation. A registered agreement value is what was filed for one flat on one date; it is not a market price, and it is not a promise about what any flat will now sell for. This report does not read the sanctioned drawings and says nothing about how a home is placed, lit or overlooked.

If something here is wrong, write to hello@quietlist.in with what you were shown and I will re-check the filing and send you a corrected report. Where a correction cannot put it right, my total liability for this report, on any basis, is limited to the fee you paid for it.

We read the approved drawings
so you don't have to.

