

QUIETLIST

# Palmspring Towers - A1, A2 and A3

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.

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|               |                             |
|---------------|-----------------------------|
| REGISTERED AS | P52100052923                |
| REGISTERED BY | KUMAR KERING DEVELOPERS LLP |
| WHERE         | Pune                        |
| READ ON       | 19 July 2026                |

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WHAT TO ASK FOR

Confirm in writing that A1-101 is unsold today — the flat number, its RERA carpet area and the parking that comes with it, as they stand on the date you reply.

MahaRERA recorded it unsold on 19 July 2026. That is a filing state, not today's list.

Give me your all-inclusive price for A1-101 in writing, and set it against the Rs 72.24 lakh typical, over Rs 70.60 lakh to Rs 74.24 lakh already registered for the same home on other floors. List every premium and charge separately.

Your card, row A1-101 — 14 on this stack, floors 2–15.

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 home.

SALES RECORD

What Palmspring Towers - A1, A2 and A3 has actually sold

**173** of the **180 homes** Palmspring Towers - A1, A2 and A3 has filed with MahaRERA carry a registered agreement value — the consideration the promoter filed for that specific home. They span **764–1,103 sq ft** of RERA carpet area, and the consideration filed against them runs **Rs 58.61 lakh to Rs 1.0506 cr, Rs 72.74 lakh** typical.

Expressed per square foot of carpet — the only way homes of different sizes can be set beside each other — that is **Rs 9,255 a sq ft** typical, over **Rs 7,669 to Rs 10,940**. 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                |
|----------------|------------------|--------------|-----------------------------|-----------------------|----------------------------|
| 775            | 85               | Rs 9,297     | Rs 8,602<br>to Rs<br>9,721  | Rs 72.05 lakh         | Rs 66.67 lak<br>75.34 lakh |
| 764            | 44               | Rs 9,418     | Rs 7,669<br>to Rs<br>10,940 | Rs 71.98 lakh         | Rs 58.61 lak<br>83.61 lakh |
| 1,103          | 33               | Rs 9,198     | Rs 9,036<br>to Rs<br>9,523  | Rs 1.0149 cr          | Rs 99.69 lak<br>1.0506 cr  |

| CARPET (SQ FT) | AGREEMENTS FILED | RATE TYPICAL | RATE FILED           | CONSIDERATION TYPICAL | CONSIDERATION FILED            |
|----------------|------------------|--------------|----------------------|-----------------------|--------------------------------|
| 850            | 11               | Rs 9,180     | Rs 8,935 to Rs 9,832 | Rs 78.06 lakh         | Rs 75.97 lakh to Rs 83.61 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.

## PRICE CARD

### What the filings record for each unsold home

**Palmspring Towers - A1, A2 and A3** has filed **180 homes** with MahaRERA. **173** of them carry a registered agreement value — the consideration filed for that specific home — and **7** are recorded as unsold. Read on 19 July 2026.

For each unsold home below, the third column is what buyers of **the same home on other floors** actually filed: the same position in the stack, the same carpet area. These are the promoter's own numbers, copied, not adjusted and not interpreted.

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 home. Read the range as a spread, not as a trend.

| FLAT   | CARPET (SQ FT) | FILED ON THE SAME STACK                                    | BASED ON                           | FILED RECKONER VALUE |
|--------|----------------|------------------------------------------------------------|------------------------------------|----------------------|
| A1-101 | 775            | Rs 72.24 lakh typical, over Rs 70.60 lakh to Rs 74.24 lakh | C1 · 14 on this stack, floors 2–15 | Rs 34.02 lakh        |
| A1-102 | 764            | Rs 72.10 lakh typical, over Rs 58.61 lakh to Rs 83.61 lakh | C2 · 14 on this stack, floors 2–15 | Rs 33.55 lakh        |
| A1-104 | 775            | Rs 71.96 lakh typical, over Rs 70.88 lakh to Rs 74.18 lakh | C3 · 14 on this stack, floors 2–15 | Rs 34.02 lakh        |
| A2-101 | 775            | Rs 71.58 lakh typical, over Rs 69.76 lakh to Rs 75.34 lakh | C4 · 14 on this stack, floors 2–15 | Rs 34.02 lakh        |
| A2-102 | 764            | Rs 72.06 lakh typical, over Rs 68.45 lakh to Rs 76.03 lakh | C5 · 14 on this stack, floors 2–15 | Rs 33.55 lakh        |

| FLAT   | CARPET (SQ FT) | FILED ON THE SAME STACK                                    | BASED ON                           | FILED RECKONER VALUE |
|--------|----------------|------------------------------------------------------------|------------------------------------|----------------------|
| A2-104 | 775            | Rs 72.49 lakh typical, over Rs 70.69 lakh to Rs 74.36 lakh | C6 · 14 on this stack, floors 2–15 | Rs 34.02 lakh        |
| A3-103 | 850            | Rs 78.28 lakh typical, over Rs 75.97 lakh to Rs 79.36 lakh | C7 · 3 on this stack, floors 2–12  | Rs 37.33 lakh        |

Registered agreement values as filed with MahaRERA, read 19 July 2026. Sold and booked homes 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 “Certificate Signed”, with 2028-12-31 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.
- 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 home is available to you today.
- Homes are compared within a STACK — the same position on other floors — because that holds the layout and the area still. Where a stack has no filed agreement the comparison falls back to the same size, then to the nearest sizes in this project read as a RATE, and the card says which on every row.

## APPENDIX HEAD

### The comparison behind each row

You do not need to read this. It says which unsold homes 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.

| FLATS | CARPET (SQ M) | AGREEMENTS | COMPARED WITH | FLOORS                          | FILED |
|-------|---------------|------------|---------------|---------------------------------|-------|
| C1    | A1-101        | 72.00      | 14            | the same layout on other floors | 2–15  |

| FLATS | CARPET (SQ M) | AGREEMENTS | COMPARED WITH | FLOORS                          | FILED |
|-------|---------------|------------|---------------|---------------------------------|-------|
| C2    | A1-102        | 71.00      | 14            | the same layout on other floors | 2-15  |
| C3    | A1-104        | 72.00      | 14            | the same layout on other floors | 2-15  |
| C4    | A2-101        | 72.00      | 14            | the same layout on other floors | 2-15  |
| C5    | A2-102        | 71.00      | 14            | the same layout on other floors | 2-15  |
| C6    | A2-104        | 72.00      | 14            | the same layout on other floors | 2-15  |
| C7    | A3-103        | 79.00      | 3             | the same layout on other floors | 2-12  |

## RECORD APPENDIX

### Every registered agreement on this filing

All **173** homes Palmspring Towers - A1, A2 and A3 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 | A1       | 775            | Rs 71.44 lakh       | Rs 9,219 | sold   |
| 1002 | A1       | 764            | Rs 71.70 lakh       | Rs 9,382 | sold   |
| 1003 | A1       | 1,103          | Rs 1.0345 cr        | Rs 9,376 | sold   |
| 1004 | A1       | 775            | Rs 71.85 lakh       | Rs 9,271 | sold   |
| 103  | A1       | 850            | Rs 77.67 lakh       | Rs 9,134 | sold   |
| 1101 | A1       | 775            | Rs 70.94 lakh       | Rs 9,153 | sold   |
| 1102 | A1       | 764            | Rs 72.00 lakh       | Rs 9,421 | sold   |
| 1103 | A1       | 1,103          | Rs 1.0149 cr        | Rs 9,198 | sold   |
| 1104 | A1       | 775            | Rs 72.06 lakh       | Rs 9,299 | sold   |
| 1201 | A1       | 775            | Rs 71.12 lakh       | Rs 9,177 | sold   |
| 1202 | A1       | 764            | Rs 71.98 lakh       | Rs 9,418 | sold   |
| 1203 | A1       | 850            | Rs 78.06 lakh       | Rs 9,180 | sold   |
| 1204 | A1       | 775            | Rs 71.13 lakh       | Rs 9,178 | sold   |
| 1301 | A1       | 775            | Rs 71.13 lakh       | Rs 9,178 | sold   |
| 1302 | A1       | 764            | Rs 70.87 lakh       | Rs 9,273 | sold   |
| 1303 | A1       | 1,103          | Rs 1.0408 cr        | Rs 9,433 | sold   |

| FLAT | BUILDING | CARPET (SQ FT) | CONSIDERATION FILED | RATE      | STATUS |
|------|----------|----------------|---------------------|-----------|--------|
| 1304 | A1       | 775            | Rs 72.80 lakh       | Rs 9,393  | sold   |
| 1401 | A1       | 775            | Rs 70.60 lakh       | Rs 9,110  | sold   |
| 1402 | A1       | 764            | Rs 70.59 lakh       | Rs 9,236  | sold   |
| 1403 | A1       | 1,103          | Rs 1.0235 cr        | Rs 9,277  | sold   |
| 1404 | A1       | 775            | Rs 71.01 lakh       | Rs 9,162  | sold   |
| 1501 | A1       | 775            | Rs 74.24 lakh       | Rs 9,579  | sold   |
| 1502 | A1       | 764            | Rs 74.68 lakh       | Rs 9,771  | sold   |
| 1503 | A1       | 1,103          | Rs 1.0266 cr        | Rs 9,305  | sold   |
| 1504 | A1       | 775            | Rs 73.79 lakh       | Rs 9,521  | sold   |
| 201  | A1       | 775            | Rs 73.54 lakh       | Rs 9,488  | sold   |
| 202  | A1       | 764            | Rs 83.61 lakh       | Rs 10,940 | sold   |
| 203  | A1       | 850            | Rs 81.24 lakh       | Rs 9,553  | sold   |
| 204  | A1       | 775            | Rs 73.36 lakh       | Rs 9,466  | sold   |
| 301  | A1       | 775            | Rs 73.80 lakh       | Rs 9,522  | sold   |
| 302  | A1       | 764            | Rs 72.47 lakh       | Rs 9,482  | sold   |
| 303  | A1       | 1,103          | Rs 1.0087 cr        | Rs 9,143  | sold   |
| 304  | A1       | 775            | Rs 73.54 lakh       | Rs 9,489  | sold   |
| 401  | A1       | 775            | Rs 73.03 lakh       | Rs 9,423  | sold   |
| 402  | A1       | 764            | Rs 72.90 lakh       | Rs 9,539  | sold   |
| 403  | A1       | 1,103          | Rs 1.0023 cr        | Rs 9,085  | sold   |
| 404  | A1       | 775            | Rs 74.18 lakh       | Rs 9,572  | sold   |
| 501  | A1       | 775            | Rs 72.09 lakh       | Rs 9,302  | sold   |
| 502  | A1       | 764            | Rs 70.19 lakh       | Rs 9,184  | sold   |
| 503  | A1       | 1,103          | Rs 1.0050 cr        | Rs 9,109  | sold   |
| 504  | A1       | 775            | Rs 70.99 lakh       | Rs 9,160  | sold   |
| 601  | A1       | 775            | Rs 72.23 lakh       | Rs 9,320  | sold   |
| 602  | A1       | 764            | Rs 58.61 lakh       | Rs 7,669  | sold   |
| 603  | A1       | 1,103          | Rs 1.0149 cr        | Rs 9,198  | sold   |
| 604  | A1       | 775            | Rs 70.88 lakh       | Rs 9,146  | sold   |

| FLAT | BUILDING | CARPET (SQ FT) | CONSIDERATION FILED | RATE     | STATUS |
|------|----------|----------------|---------------------|----------|--------|
| 701  | A1       | 775            | Rs 72.24 lakh       | Rs 9,321 | sold   |
| 702  | A1       | 764            | Rs 72.53 lakh       | Rs 9,491 | sold   |
| 703  | A1       | 1,103          | Rs 1.0373 cr        | Rs 9,402 | sold   |
| 704  | A1       | 775            | Rs 71.16 lakh       | Rs 9,182 | sold   |
| 801  | A1       | 775            | Rs 73.79 lakh       | Rs 9,521 | sold   |
| 802  | A1       | 764            | Rs 73.09 lakh       | Rs 9,564 | sold   |
| 803  | A1       | 850            | Rs 77.14 lakh       | Rs 9,071 | sold   |
| 804  | A1       | 775            | Rs 72.44 lakh       | Rs 9,347 | sold   |
| 901  | A1       | 775            | Rs 72.57 lakh       | Rs 9,364 | sold   |
| 902  | A1       | 764            | Rs 72.20 lakh       | Rs 9,447 | sold   |
| 903  | A1       | 1,103          | Rs 1.0109 cr        | Rs 9,163 | sold   |
| 904  | A1       | 775            | Rs 71.56 lakh       | Rs 9,233 | sold   |
| 1001 | A2       | 775            | Rs 70.90 lakh       | Rs 9,149 | sold   |
| 1002 | A2       | 764            | Rs 72.00 lakh       | Rs 9,421 | sold   |
| 1003 | A2       | 1,103          | Rs 1.0149 cr        | Rs 9,198 | sold   |
| 1004 | A2       | 775            | Rs 70.92 lakh       | Rs 9,150 | sold   |
| 103  | A2       | 850            | Rs 83.61 lakh       | Rs 9,832 | booked |
| 1101 | A2       | 775            | Rs 70.83 lakh       | Rs 9,139 | sold   |
| 1102 | A2       | 764            | Rs 72.90 lakh       | Rs 9,539 | sold   |
| 1103 | A2       | 1,103          | Rs 1.0149 cr        | Rs 9,198 | sold   |
| 1104 | A2       | 775            | Rs 72.92 lakh       | Rs 9,409 | sold   |
| 1201 | A2       | 775            | Rs 70.83 lakh       | Rs 9,139 | sold   |
| 1202 | A2       | 764            | Rs 71.78 lakh       | Rs 9,393 | sold   |
| 1203 | A2       | 850            | Rs 77.75 lakh       | Rs 9,144 | sold   |
| 1204 | A2       | 775            | Rs 72.58 lakh       | Rs 9,365 | sold   |
| 1301 | A2       | 775            | Rs 71.12 lakh       | Rs 9,177 | sold   |
| 1302 | A2       | 764            | Rs 72.82 lakh       | Rs 9,528 | sold   |
| 1303 | A2       | 1,103          | Rs 1.0238 cr        | Rs 9,280 | sold   |
| 1304 | A2       | 775            | Rs 72.25 lakh       | Rs 9,322 | sold   |

| FLAT | BUILDING | CARPET (SQ FT) | CONSIDERATION FILED | RATE     | STATUS |
|------|----------|----------------|---------------------|----------|--------|
| 1401 | A2       | 775            | Rs 71.13 lakh       | Rs 9,178 | sold   |
| 1402 | A2       | 764            | Rs 70.25 lakh       | Rs 9,193 | sold   |
| 1403 | A2       | 1,103          | Rs 1.0408 cr        | Rs 9,433 | sold   |
| 1404 | A2       | 775            | Rs 74.36 lakh       | Rs 9,595 | sold   |
| 1501 | A2       | 775            | Rs 72.03 lakh       | Rs 9,294 | sold   |
| 1502 | A2       | 764            | Rs 72.73 lakh       | Rs 9,516 | sold   |
| 1503 | A2       | 1,103          | Rs 99.69 lakh       | Rs 9,036 | sold   |
| 1504 | A2       | 775            | Rs 72.92 lakh       | Rs 9,409 | sold   |
| 201  | A2       | 775            | Rs 73.51 lakh       | Rs 9,485 | sold   |
| 202  | A2       | 764            | Rs 76.03 lakh       | Rs 9,949 | sold   |
| 203  | A2       | 850            | Rs 81.87 lakh       | Rs 9,627 | sold   |
| 204  | A2       | 775            | Rs 72.41 lakh       | Rs 9,343 | sold   |
| 301  | A2       | 775            | Rs 74.69 lakh       | Rs 9,637 | sold   |
| 302  | A2       | 764            | Rs 73.70 lakh       | Rs 9,643 | sold   |
| 303  | A2       | 1,103          | Rs 1.0059 cr        | Rs 9,117 | sold   |
| 304  | A2       | 775            | Rs 74.15 lakh       | Rs 9,567 | sold   |
| 401  | A2       | 775            | Rs 73.34 lakh       | Rs 9,463 | sold   |
| 402  | A2       | 764            | Rs 72.54 lakh       | Rs 9,492 | sold   |
| 403  | A2       | 1,103          | Rs 1.0015 cr        | Rs 9,078 | sold   |
| 404  | A2       | 775            | Rs 73.10 lakh       | Rs 9,432 | sold   |
| 501  | A2       | 775            | Rs 73.73 lakh       | Rs 9,514 | sold   |
| 502  | A2       | 764            | Rs 71.82 lakh       | Rs 9,398 | sold   |
| 503  | A2       | 1,103          | Rs 1.0031 cr        | Rs 9,092 | sold   |
| 504  | A2       | 775            | Rs 70.69 lakh       | Rs 9,121 | sold   |
| 601  | A2       | 775            | Rs 69.76 lakh       | Rs 9,001 | sold   |
| 602  | A2       | 764            | Rs 68.92 lakh       | Rs 9,018 | sold   |
| 603  | A2       | 1,103          | Rs 1.0102 cr        | Rs 9,156 | sold   |
| 604  | A2       | 775            | Rs 70.99 lakh       | Rs 9,161 | sold   |
| 701  | A2       | 775            | Rs 75.34 lakh       | Rs 9,721 | sold   |

| FLAT | BUILDING | CARPET (SQ FT) | CONSIDERATION FILED | RATE     | STATUS |
|------|----------|----------------|---------------------|----------|--------|
| 702  | A2       | 764            | Rs 69.75 lakh       | Rs 9,127 | sold   |
| 703  | A2       | 1,103          | Rs 1.0133 cr        | Rs 9,184 | sold   |
| 704  | A2       | 775            | Rs 72.74 lakh       | Rs 9,386 | sold   |
| 801  | A2       | 775            | Rs 74.22 lakh       | Rs 9,576 | sold   |
| 802  | A2       | 764            | Rs 68.45 lakh       | Rs 8,957 | sold   |
| 803  | A2       | 850            | Rs 76.77 lakh       | Rs 9,028 | sold   |
| 804  | A2       | 775            | Rs 71.40 lakh       | Rs 9,213 | sold   |
| 901  | A2       | 775            | Rs 70.76 lakh       | Rs 9,130 | sold   |
| 902  | A2       | 764            | Rs 72.11 lakh       | Rs 9,436 | sold   |
| 903  | A2       | 1,103          | Rs 1.0149 cr        | Rs 9,198 | sold   |
| 904  | A2       | 775            | Rs 71.53 lakh       | Rs 9,230 | sold   |
| 1001 | A3       | 775            | Rs 70.88 lakh       | Rs 9,146 | sold   |
| 1002 | A3       | 764            | Rs 69.79 lakh       | Rs 9,132 | sold   |
| 1003 | A3       | 1,103          | Rs 1.0188 cr        | Rs 9,234 | sold   |
| 1004 | A3       | 775            | Rs 72.74 lakh       | Rs 9,386 | sold   |
| 101  | A3       | 775            | Rs 71.00 lakh       | Rs 9,161 | sold   |
| 102  | A3       | 764            | Rs 70.51 lakh       | Rs 9,226 | sold   |
| 104  | A3       | 775            | Rs 71.00 lakh       | Rs 9,162 | sold   |
| 1101 | A3       | 775            | Rs 70.60 lakh       | Rs 9,110 | sold   |
| 1102 | A3       | 764            | Rs 69.92 lakh       | Rs 9,149 | sold   |
| 1103 | A3       | 1,103          | Rs 1.0149 cr        | Rs 9,198 | sold   |
| 1104 | A3       | 775            | Rs 71.61 lakh       | Rs 9,241 | sold   |
| 1201 | A3       | 775            | Rs 72.91 lakh       | Rs 9,407 | sold   |
| 1202 | A3       | 764            | Rs 69.75 lakh       | Rs 9,127 | sold   |
| 1203 | A3       | 850            | Rs 78.28 lakh       | Rs 9,206 | sold   |
| 1204 | A3       | 775            | Rs 71.73 lakh       | Rs 9,255 | sold   |
| 1301 | A3       | 775            | Rs 73.24 lakh       | Rs 9,450 | sold   |
| 1302 | A3       | 764            | Rs 70.03 lakh       | Rs 9,164 | sold   |
| 1303 | A3       | 1,103          | Rs 1.0188 cr        | Rs 9,234 | sold   |

| FLAT | BUILDING | CARPET (SQ FT) | CONSIDERATION FILED | RATE     | STATUS |
|------|----------|----------------|---------------------|----------|--------|
| 1304 | A3       | 775            | Rs 72.65 lakh       | Rs 9,374 | sold   |
| 1401 | A3       | 764            | Rs 71.58 lakh       | Rs 9,366 | sold   |
| 1402 | A3       | 764            | Rs 70.04 lakh       | Rs 9,165 | sold   |
| 1403 | A3       | 1,103          | Rs 1.0188 cr        | Rs 9,234 | sold   |
| 1404 | A3       | 775            | Rs 71.13 lakh       | Rs 9,178 | sold   |
| 1501 | A3       | 775            | Rs 72.79 lakh       | Rs 9,392 | sold   |
| 1502 | A3       | 764            | Rs 70.82 lakh       | Rs 9,267 | sold   |
| 1503 | A3       | 1,103          | Rs 1.0347 cr        | Rs 9,378 | sold   |
| 1504 | A3       | 775            | Rs 73.19 lakh       | Rs 9,444 | sold   |
| 201  | A3       | 775            | Rs 73.37 lakh       | Rs 9,467 | sold   |
| 202  | A3       | 764            | Rs 72.76 lakh       | Rs 9,520 | booked |
| 203  | A3       | 850            | Rs 79.36 lakh       | Rs 9,333 | sold   |
| 204  | A3       | 775            | Rs 74.26 lakh       | Rs 9,582 | sold   |
| 301  | A3       | 775            | Rs 69.70 lakh       | Rs 8,993 | sold   |
| 302  | A3       | 764            | Rs 72.76 lakh       | Rs 9,520 | sold   |
| 303  | A3       | 1,103          | Rs 1.0127 cr        | Rs 9,179 | sold   |
| 304  | A3       | 775            | Rs 73.37 lakh       | Rs 9,468 | sold   |
| 401  | A3       | 775            | Rs 72.05 lakh       | Rs 9,297 | sold   |
| 402  | A3       | 764            | Rs 72.00 lakh       | Rs 9,422 | sold   |
| 403  | A3       | 1,103          | Rs 1.0506 cr        | Rs 9,523 | sold   |
| 404  | A3       | 775            | Rs 72.90 lakh       | Rs 9,406 | sold   |
| 501  | A3       | 775            | Rs 69.19 lakh       | Rs 8,928 | sold   |
| 502  | A3       | 764            | Rs 72.95 lakh       | Rs 9,546 | sold   |
| 503  | A3       | 1,103          | Rs 1.0061 cr        | Rs 9,119 | sold   |
| 504  | A3       | 775            | Rs 70.15 lakh       | Rs 9,052 | sold   |
| 601  | A3       | 775            | Rs 70.04 lakh       | Rs 9,037 | sold   |
| 602  | A3       | 764            | Rs 72.90 lakh       | Rs 9,539 | sold   |
| 603  | A3       | 1,103          | Rs 1.0031 cr        | Rs 9,092 | sold   |
| 604  | A3       | 775            | Rs 71.16 lakh       | Rs 9,182 | sold   |

| FLAT | BUILDING | CARPET (SQ FT) | CONSIDERATION FILED | RATE     | STATUS |
|------|----------|----------------|---------------------|----------|--------|
| 701  | A3       | 775            | Rs 73.52 lakh       | Rs 9,486 | sold   |
| 702  | A3       | 764            | Rs 69.20 lakh       | Rs 9,055 | sold   |
| 703  | A3       | 1,103          | Rs 1.0149 cr        | Rs 9,198 | sold   |
| 704  | A3       | 775            | Rs 71.13 lakh       | Rs 9,178 | sold   |
| 801  | A3       | 775            | Rs 70.24 lakh       | Rs 9,063 | sold   |
| 802  | A3       | 764            | Rs 69.34 lakh       | Rs 9,073 | sold   |
| 803  | A3       | 850            | Rs 75.97 lakh       | Rs 8,935 | sold   |
| 804  | A3       | 775            | Rs 70.88 lakh       | Rs 9,146 | sold   |
| 901  | A3       | 775            | Rs 66.67 lakh       | Rs 8,602 | sold   |
| 902  | A3       | 764            | Rs 69.70 lakh       | Rs 9,120 | sold   |
| 903  | A3       | 1,103          | Rs 1.0188 cr        | Rs 9,234 | sold   |
| 904  | A3       | 775            | Rs 71.44 lakh       | Rs 9,219 | 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 Palmspring Towers - A1, A2 and A3 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.

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## 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](mailto: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.

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

