

DEAL LENS™

Independent Property Intelligence Report™

Residential Flat Assessment – Hinjewadi, Pune

Prepared By	DealLens.in – Independent Property Verification & Intelligence Platform	
Report Type	Pre-Purchase Risk, Valuation & Investment Intelligence Assessment	
Location	Hinjewadi Phase 2, Pune	
Property Type	2 BHK Residential Apartment	
Configuration	Approx. 820 Sq.ft Carpet Area	
Builder Name		Developers Pvt. Ltd. (Masked for sample presentation)

INCLUDED VERIFICATION SCOPE

-  RERA verification
-  Title & legal scrutiny by independent advocate
-  Construction timeline verification
-  OC/CC compliance review
-  Society maintenance projection study
-  Water source sustainability verification
-  Parking allotment confirmation
-  Carpet area measurement validation
-  Market & pricing intelligence analysis
-  Rental yield & ROI forecasting
-  Builder credibility & execution analysis
-  Future appreciation & congestion risk study
-  Negotiation intelligence & effective cost analysis

EXECUTIVE SUMMARY

This is NOT a brochure summary.

This report has been prepared as a professional buyer-side intelligence document designed to uncover hidden risks, long-term appreciation sustainability, rental viability, builder execution concerns, negotiation opportunities and future operational burdens.

Unlike traditional property verification reports that only summarize legal documents or brochures, DealLens™ evaluates the property from:

- End User Perspective
- Investor Perspective
- Risk Perspective
- Negotiation Perspective

FINAL DECISION SNAPSHOT

Decision Factor	Verdict
Long-Term Investment Potential	Positive
Rental Demand Strength	Strong
Immediate Price Fairness	Slightly Aggressive Pricing
Future Congestion Risk	High Concern
Builder Transparency Level	Moderate
Recommended Buyer Strategy	Buy Only After Negotiation & Verification

OVERALL PROPERTY RATING

Parameter	Rating
Location Potential	8.7/10
Builder Credibility	6.5/10
Price Justification	7.2/10
Appreciation Potential	8.1/10
Rental Demand	8.9/10
Overall Buyer Safety Index	7.3/10

PROPERTY SNAPSHOT

Particular	Details
Location	Hinjewadi Phase 2
Unit Type	2 BHK
Carpet Area	820 Sq.ft
Quoted Price	₹86–92 Lakhs
Effective Carpet Rate	₹10,500 – ₹11,200
Possession	Expected within 24–30 months

CRITICAL FINDINGS IDENTIFIED BY DEALLENS™

- Future traffic saturation risk due to high-density development.
- Hidden tower density may reduce long-term premium experience.
- Water sustainability dependency may increase future maintenance burden.
- Effective carpet-area pricing substantially higher than brochure pricing.
- Investor-driven inventory may create future resale competition.
- Amenity load may dilute practical lifestyle experience after occupancy.

TRUE EFFECTIVE COST ANALYSIS

Cost Component	Approx Amount
Base Cost	₹84,00,000
Floor Rise Charges	₹1,80,000
Parking	₹4,50,000
Clubhouse Charges	₹1,25,000
Legal/Admin Charges	₹75,000
Maintenance Deposit	₹95,000
Stamp Duty & Registration	₹5,60,000
Approx Final Outflow	₹98–102 Lakhs

DealLens™ Observation: The marketed price and actual acquisition cost differ substantially after hidden charges and operational components are included.

AREA APPRECIATION TREND ANALYSIS

Year	Avg Rate/Sq.ft
2020	₹5,800
2021	₹6,400
2022	₹7,200
2023	₹8,400
2024	₹9,300
2025	₹10,100
2026	₹10,800+

RENTAL YIELD ANALYSIS

Particular	Estimate
Expected Monthly Rent	₹28,000 – ₹38,000
Gross Annual Yield	Approx 3.5% – 4.2%
Corporate Tenant Demand	Strong
Vacancy Risk	Low-Medium

RERA VERIFICATION ANALYSIS

Verification Item	Status
RERA Registration Status	Verified
Project Registration Validity	Active
Possession Timeline Claimed	Verified
Carpet Area Disclosure	Matched
Approved Unit Inventory	Verified

TITLE & LEGAL SCRUTINY

Legal Parameter	Observation
Ownership Chain	Verified
Encumbrance Status	No active encumbrance found
Land Title Clarity	Satisfactory
Litigation Search	No major active litigation observed

CONSTRUCTION TIMELINE VERIFICATION

Parameter	Observation
Claimed Possession	24–30 Months
Current Construction Stage	Mid Structural Progress
Timeline Reliability	Moderate Confidence

SOCIETY MAINTENANCE PROJECTION STUDY

Parameter	Estimated Impact
Clubhouse Maintenance Load	High
Amenity Operating Cost	Medium-High
Lift Maintenance Burden	High
Estimated Monthly Outflow	₹5.2–₹7.4/sq.ft

WATER SOURCE SUSTAINABILITY VERIFICATION

Parameter	Observation
Municipal Dependency	Partial
Tanker Dependency Risk	Moderate
Groundwater Sustainability	Under Stress
Long-Term Water Stability	Moderate Risk

PARKING ALLOTMENT CONFIRMATION

Parameter	Status
Covered Parking Included	Yes
Parking Accessibility	Moderate
Visitor Parking Availability	Limited
Future Parking Pressure Risk	Medium

CARPET AREA MEASUREMENT VALIDATION

Area Type	Approx Area
Carpet Area	820 Sq.ft
Balcony Area	95 Sq.ft
Efficiency Ratio	Moderate

THINGS MOST BUYERS NEVER ASK

- ✓ What will maintenance become after 5 years?
- ✓ Will water dependency increase operational costs?
- ✓ Is the project becoming too dense?
- ✓ Will future resale face supply pressure?
- ✓ Will amenities feel overcrowded after occupancy?
- ✓ Is the appreciation already priced in today?

FINAL DEAL LENS™ VERDICT

BUY WITH CAUTION & NEGOTIATE AGGRESSIVELY

The property has strong rental demand, future infrastructure growth and good long-term livability potential.

However, buyers must carefully evaluate:

- Effective real acquisition cost
- Long-term congestion risk
- High future supply pipeline
- Maintenance escalation
- Density-related lifestyle usability

DISCLAIMER

This report is an independent analytical opinion prepared for buyer awareness purposes using market intelligence, comparative area analysis and practical buyer-risk assessment methodologies.

This report does not constitute legal advice, financial guarantee, or investment assurance.