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# Value Auctions

Homes below market price

PROJECTS UNDER AUCTION

**PRICING INFORMATION**

## BANGALORE PROJECTS

Projects		Purva Goldcrest		Freedom by Provident
Location		Kanakapura Road, Bangalore		Yelahanka-Doddaballapur road, Bangalore
Unit Type & Super Built up Area		3 BHK Comfort - Approx 1665 Sq ft	3 BHK Grand - Approx 1840 Sq ft	3 BHK Comfort - Approx 1075 Sq ft
Base Price Per Sq ft, prevailing in market for similar projects		Rs 5100 - 6350 per sq ft (Additional other charges as applicable)		Rs 3600 - 4400 per sq ft (Additional other charges as applicable)
Developer's Current Selling Price	Base Price Per Sq Ft	Rs 5220 per sq ft		Rs 3654 per sq ft
	Indicative Other Charges (Floor Rise, PLC, Clubhouse, Infrastructure)	Floor rise - Rs 20 per sq ft per floor; PLC - Premium - Rs. 150 per sq ft, Super Premium - Rs. 250 per sq ft, Clubhouse - Rs 225000, Infrastructure - Rs 225000		Floor rise - Rs 20 per sq ft per floor; PLC - Premium - Rs. 50 per sq ft, Super Premium - Rs. 100 per sq ft, Clubhouse - Rs 0, Infrastructure - Rs 150000
		Rs 9 lacs - 15 lacs	Rs 7 lacs - 16 lacs	Rs 1 lacs - 4 lacs
	Indicative Deposits & Statutory govt charges	Rs 9 lacs - 10 lacs	Rs 10 lacs - 11 lacs	~ Rs 3 lacs
	Indicative All inclusive unit price	Rs 1.05 Cr - 1.12 Cr	Rs 1.13 Cr - 1.23 Cr	Rs 44 lacs - 47 lacs
HDFC Realty's Minimum Base Price to Bid	Minimum Base Price to Bid	Rs 3790 per Sq ft (Additional other charges as applicable)		Rs 2700 per Sq ft (Additional other charges as applicable)
	Indicative All Inclusive unit price @ HDFC Realty's Minimum Base Price to Bid	Rs 80 lacs - 86 lacs	Rs 85 lacs - 95 lacs	Rs 34 lacs - 36 lacs

## CHENNAI PROJECTS

Projects		Purva Swanlake	Purva Sky Condos
Location		OMR, Chennai	OMR, Chennai
Unit Type & Super Built up Area		3 BHK Comfort - Approx 1740 Sq ft	3 BHK Grand - Approx 1800 Sq ft
Base Price Per Sq ft, prevailing in market for similar projects		Rs 3675 - 4500 per sq ft (Additional other charges as applicable)	Rs 3675 - 4500 per sq ft (Additional other charges as applicable)
Developer's Current Selling Price	Base Price Per Sq Ft	Rs 4199 per sq ft	Rs 4399 per sq ft
	Indicative Other Charges (Floor Rise, PLC, Clubhouse, Infrastructure)	Floor rise - Rs 30 per sq ft per floor; PLC - Premium - Rs. 75 per sq ft, Super Premium - Rs. 150 per sq ft, Ultra Premium - Rs. 250 per sq ft Clubhouse - Rs 225000, Infrastructure - Rs 400000	Floor rise - Rs 30 per sq ft per floor; PLC - Premium - Rs. 75 per sq ft, Super Premium - Rs. 150 per sq ft, Ultra Premium - Rs. 250 per sq ft Clubhouse - Rs 225000, Infrastructure - Rs 400000
		Rs 4 lacs - 14 lacs	Rs 8 lacs - 18 lacs
	Indicative Deposits & Statutory govt charges	Rs 6 lacs - 7 lacs	Rs 7 lacs - 8 lacs
	Indicative All inclusive unit price	Rs 82 lacs - 94 lacs	Rs 88 lacs - 1.01 Cr
HDFC Realty's Minimum Base Price to Bid	Minimum Base Price to Bid	Rs 2900 per Sq ft (Additional other charges as applicable)	Rs 3490 per Sq ft (Additional other charges as applicable)
	Indicative All Inclusive unit price @ HDFC Realty's Minimum Base Price to Bid	Rs 60 lacs - 72 lacs	Rs 74 lacs - 85 lacs

## KOCHI PROJECTS

Projects		Purva Eternity		Purva Grandbay
Location		Kakkanad, Kochi		Marine Drive, Kochi
Unit Type & Super Built up Area		3 BHK Comfort - Approx 1595 Sq ft	3 BHK Grand - Approx 1643 Sq ft	3 BHK Grand - Approx 1925 Sq ft (Bird sanctuary facing)
Base Price Per Sq ft, prevailing in market for similar projects		Rs 3750 - 4200 per sq ft (Additional other charges as applicable)		Rs 5200 - 6800 per sq ft (Additional other charges as applicable)
Developer's Current Selling Price	Base Price Per Sq Ft	Rs 4000 per sq ft		Rs 6440 per sq ft
	Indicative Other Charges (Floor Rise, PLC, Clubhouse, Infrastructure)	<u>Floor rise</u> - Rs 30 per sq ft per floor; <u>PLC</u> - Premium - Rs. 400 per sq ft; <u>Clubhouse</u> - Rs 150000; <u>Infrastructure</u> - Rs 200000		<u>Floor rise</u> - Rs 50 per sq ft per floor; <u>PLC</u> - Premium - Rs. 1350 per sq ft, Super Premium - Rs. 3300 per sq ft, <u>Clubhouse</u> - Rs 400000, <u>Infrastructure</u> - Rs 500000
		Rs 8 lacs - 19 lacs	Rs 9 lacs - 19 lacs	Rs 9 lacs - 25 lacs
	Indicative Deposits & Statutory govt charges	Rs 9 lacs - 10 lacs	Rs 10 lacs - 11 lacs	Rs 15 lacs - 16 lacs
	Indicative All inclusive unit price	Rs 82 lacs - 93 lacs	Rs 84 lacs - 96 lacs	Rs 1.46 Cr - 1.63 Cr
HDFC Realty's Minimum Base Price to Bid	Minimum Base Price to Bid	Rs 2800 per Sq ft (Additional other charges as applicable)		Rs 5100 per Sq ft (Additional other charges as applicable)
	Indicative All Inclusive unit price @ HDFC Realty's Minimum Base Price to Bid	Rs 61 lacs - 72 lacs	Rs 63 lacs - 75 lacs	Rs 1.19 Cr - 1.34 Cr

**BRIEF ON PROJECTS UNDER AUCTION -**

- a. Bangalore
  - i. PurvaGoldcrest, off Kanakapura Road
  - ii. Freedom by Provident, YelahankaDoddaballapur Road
- b. Chennai
  - i. PurvaSwanlake, OMR
  - ii. Purva Sky Condos, OMR
- c. Kochi
  - i. Purva Eternity, Kakkanad
  - ii. PurvaGrandbay, Marine Drive

DRAFT





Ready to move-in

## PURVA GOLD CREST

Location : Off Kanakapura Road

Type : 3 BHK

Sizes : 1665 - 1843 Sq. ft.

Land Area : 17.3 Acres

Number of Floors : 20

USPs :

- Highrise apartments on the hillock offering great views of the city
- Easy access to Bannerghatta road and Electronics City

Clubhouse

Kids Pool

Lagoon Pool

Upper Pool

Upper Pool Deck

Clubhouse

Children's Play Area

Tennis Court

Basketball Post

Clock Tower

Badminton Court

Party Hall with Tensile Fabric Roof

Amphitheatre

Jogging Track

Arrival Plaza with Guard House (Main Entry)

Arrival Plaza with Guard House (Secondary Entry)

Highway 70

Highway 69

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**PURVA GOLD CREST**  
AT HIGHLANDS OF ANAJAPURA ROAD

ANAJAPURA POST OFFICE  
KSIET ENGINEERING COLLEGE  
KHODIYAS GLASS FACTORY  
ANAJAPURA LAKE  
YELLAMMA DASAPPA INSTITUTE OF TECHNOLOGY  
MUTHOOT FINANCE  
KSIET POLYTECHNIC COLLEGE  
KUMARANS SCHOOL  
JUDICIAL LAYOUT  
TOYOTA SHOW ROOM  
KANAKAPURA ROAD  
NICE CORRIDOR  
TO MYSORE ROAD  
JANASINIKAR PUBLIC SCHOOL  
TOWARDS MYSORE ROAD  
TOWARDS ELECTRONIC CITY  
TOWARDS BANNERGHATTA ROAD  
TOWARDS J.P. NAGAR  
TOWARDS HELLARU  
TOWARDS YEDYUR  
TOWARDS KUMARSWAMY LAYOUT  
OUTER PING ROAD  
BANDHANPURI TRUST  
CAUVERY FORD  
METRO CASH & CARRY  
KONAMAKUNTE CROSS

LOCATION MAP NOT TO SCALE



## UNIT PLAN: 1665 Sq ft



## PRICE TABLE

UNIT TYPE & SUPER BUILT UP AREA	DEVELOPERS PRICE	MINIMUM PRICE TO BID	ALL INCLUSIVE UNIT PRICE @ DEVELOPERS PRICE	ALL INCLUSIVE UNIT PRICE @ MINIMUM BASE PRICE TO BID
3 BHK Comfort - Approx 1665 Sq ft	Rs. 5220 per Sq ft	Rs. 3790 per Sq ft	Rs. 1.05 cr - 1.12 cr	Rs. 80 lacs - 86 lacs

## UNIT PLAN: 1843 Sq ft



## PRICE TABLE

UNIT TYPE & SUPER BUILT UP AREA	DEVELOPERS PRICE	MINIMUM PRICE TO BID	ALL INCLUSIVE UNIT PRICE @ DEVELOPERS PRICE	ALL INCLUSIVE UNIT PRICE @ MINIMUM BASE PRICE TO BID
3 BHK Grand - Approx 1843 Sq ft	Rs. 5220 per Sq ft	Rs. 3790 per Sq ft	Rs. 1.13 cr - 1.23 cr	Rs. 85 lacs - 95 lacs





Ready to move-in

## **FREEDOM by PROVIDENT**

Location : Yelahanka Doddaballapur Road

Type : 3 BHK

Sizes : 1075 Sq. ft.

Land Area : 41 Acres

Number of Floors : 7

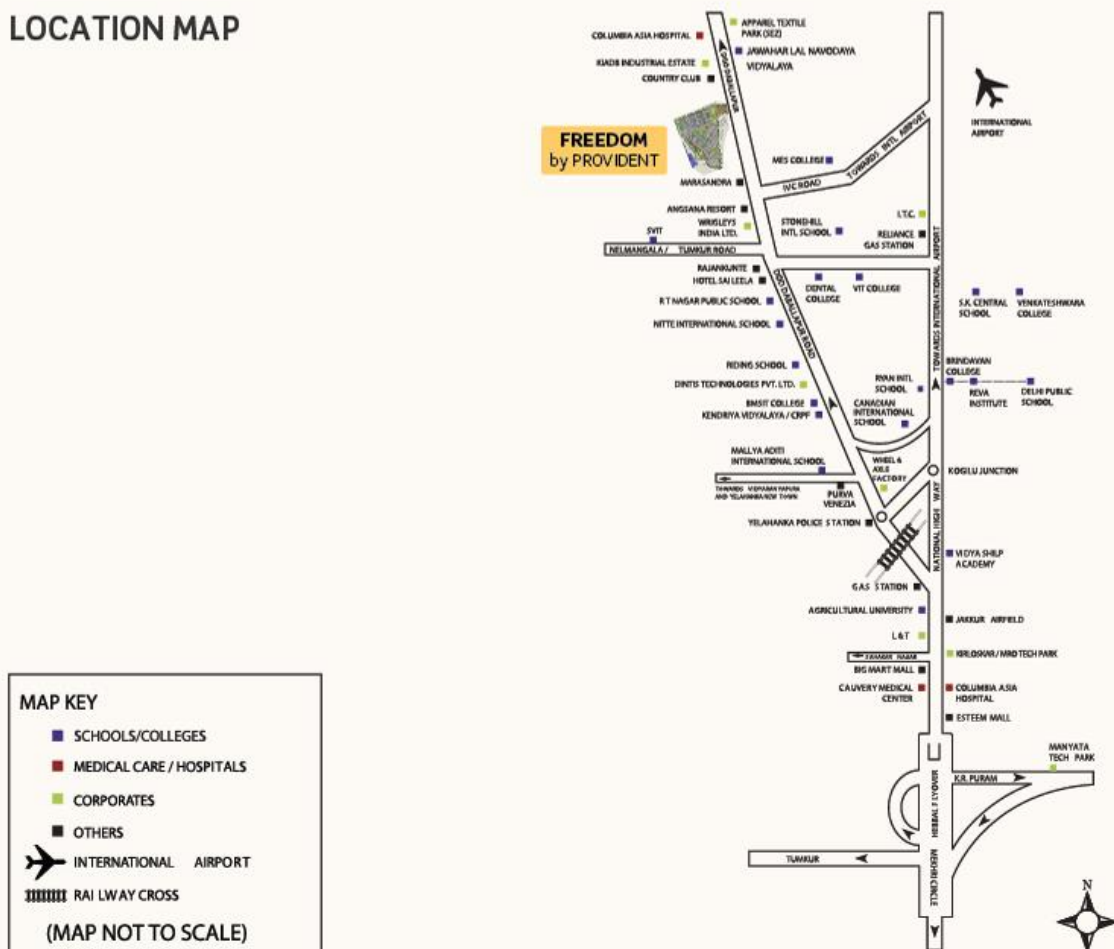
USPs :

- 9000 Sq. ft. swimming pool and 20000 Sq. ft. club house.
- IT Investment Region, Aerospace Park coming up in the vicinity





## LOCATION MAP



## UNIT PLAN: 1075 Sq ft



## PRICE TABLE

UNIT TYPE & SUPER BUILT UP AREA	DEVELOPERS PRICE	MINIMUM PRICE TO BID	ALL INCLUSIVE UNIT PRICE @ DEVELOPERS PRICE	ALL INCLUSIVE UNIT PRICE @ MINIMUM BASE PRICE TO BID
3 BHK - Approx 1075 Sq ft	Rs. 3654 per Sq ft	Rs. 2700 per Sq ft	Rs. 44 lacs - 47 lacs	Rs. 34 lacs - 36 lacs





Ready to move-in

## PURVA SWANLAKE

Location : Kelambakkam, OMR, Chennai

Type : 3 BHK

Sizes : 1699 - 1805 Sq. ft.

Land Area : 10.5 Acres

Number of Floors : 14

USPs :

- On the OMR overlooking the Muttukadu Lake
- In Close Proximity to the Siruseri IT Park

## MASTER PLAN



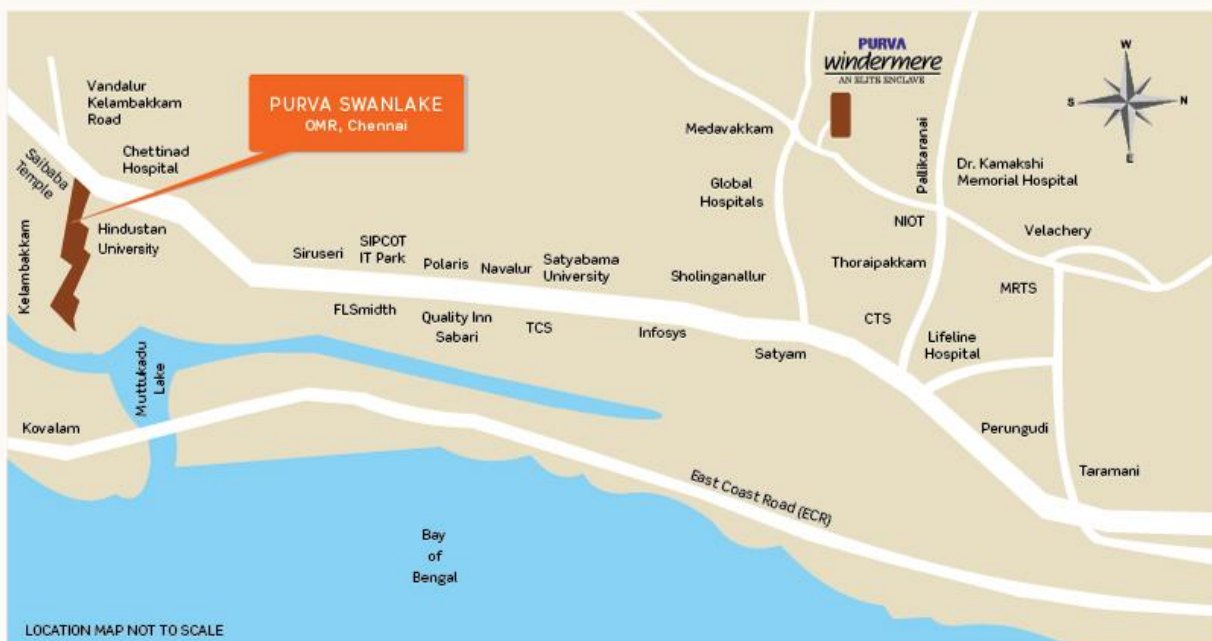
### LEGEND

1. Entrance with Blade Wall and Water Feature
2. Pool
3. Club House
4. Ramp
5. Designer Drive
6. Shade Tree
7. Parking Zone



Master Plan is subject to change.

## LOCATION MAP



LOCATION MAP NOT TO SCALE

## UNIT PLAN: 1738 Sq ft



## PRICE TABLE

UNIT TYPE & SUPER BUILT UP AREA	DEVELOPERS PRICE	MINIMUM PRICE TO BID	ALL INCLUSIVE UNIT PRICE @ DEVELOPERS PRICE	ALL INCLUSIVE UNIT PRICE @ MINIMUM BASE PRICE TO BID
3 BHK - Approx 1740 Sq ft	Rs. 4199 per Sq ft	Rs. 2900 per Sq ft	Rs. 82 lacs - 94 lacs	Rs. 60 lacs - 72 lacs





Ready to move-in

## PURVA SKY CONDOS

Location : Kelambakkam, OMR, Chennai

Type : 3 BHK

Sizes : 1699 - 1805 Sq. ft.

Land Area : 10.5 Acres

Number of Floors : 14

USPs :

- On the OMR overlooking the Muttukadu Lake
- In Close Proximity to the Siruseri IT Park

## MASTER PLAN



### LEGEND

1. Entrance with Blade Wall and Water Feature
2. Pool
3. Club House
4. Ramp
5. Designer Drive
6. Shade Tree
7. Parking Zone

Purva Sky Condos - Tower A to J,  
9th to 14th Floor & Tower K to L,  
7th to 9th Floor



Master Plan is subject to change.

## LOCATION MAP





## UNIT PLAN: 1801 Sq ft



## PRICE TABLE

UNIT TYPE & SUPER BUILT UP AREA	DEVELOPERS PRICE	MINIMUM PRICE TO BID	ALL INCLUSIVE UNIT PRICE @ DEVELOPERS PRICE	ALL INCLUSIVE UNIT PRICE @ MINIMUM BASE PRICE TO BID
3 BHK - Approx 1800 Sq ft	Rs. 4399 per Sq ft	Rs. 3490 per Sq ft	Rs. 88 lacs - 1.01 cr	Rs. 74 lacs - 85 lacs





Ready to move-in

## PURVA ETERNITY

Location : Kakkanad, Kochi

Type : 3 BHK

Sizes : 1595-1742 Sq. ft.

Land Area : 5.21 Acres

Number of Floors : 20

USPs :

- Constructed by employing techniques and materials that are characteristic of Kerala
- Located just 2 km from the Info Park and the Collectorate Junction



## MASTER PLAN

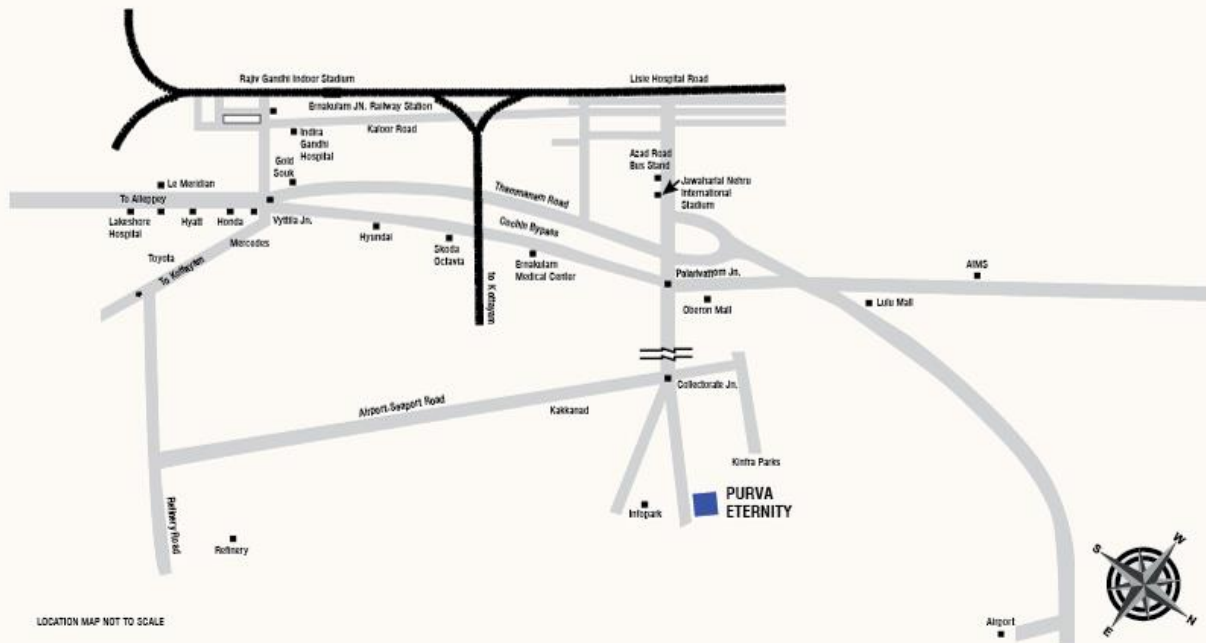


### LEGEND

01. Entry / Guard House
02. Ramp
03. Jogging Track
04. Children's Playground
05. Sculpture
06. Seating Alcove
07. Water Feature
08. Landscaped Area
09. Podium Connectivity
10. Trellis
11. Pool Deck
12. Main Pool
13. Floating Stepping Stones
14. Kids Pool
15. Pavilion
16. Badminton Court
17. Fountain
18. Driveway
19. Drop Off Area
20. Parking Area
21. Basket ball post

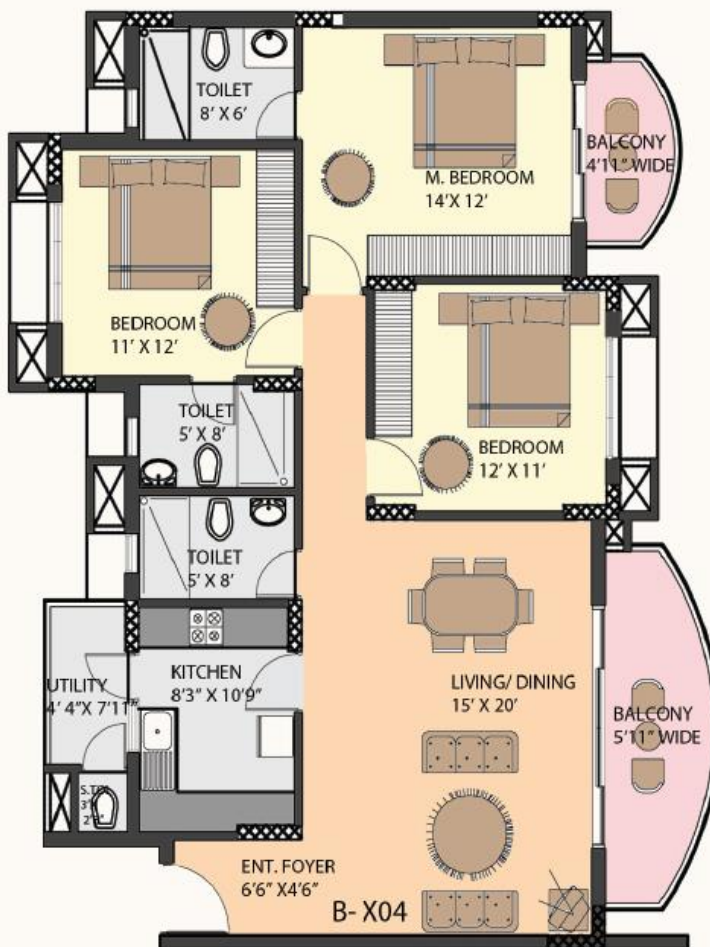


## LOCATION MAP



LOCATION MAP NOT TO SCALE

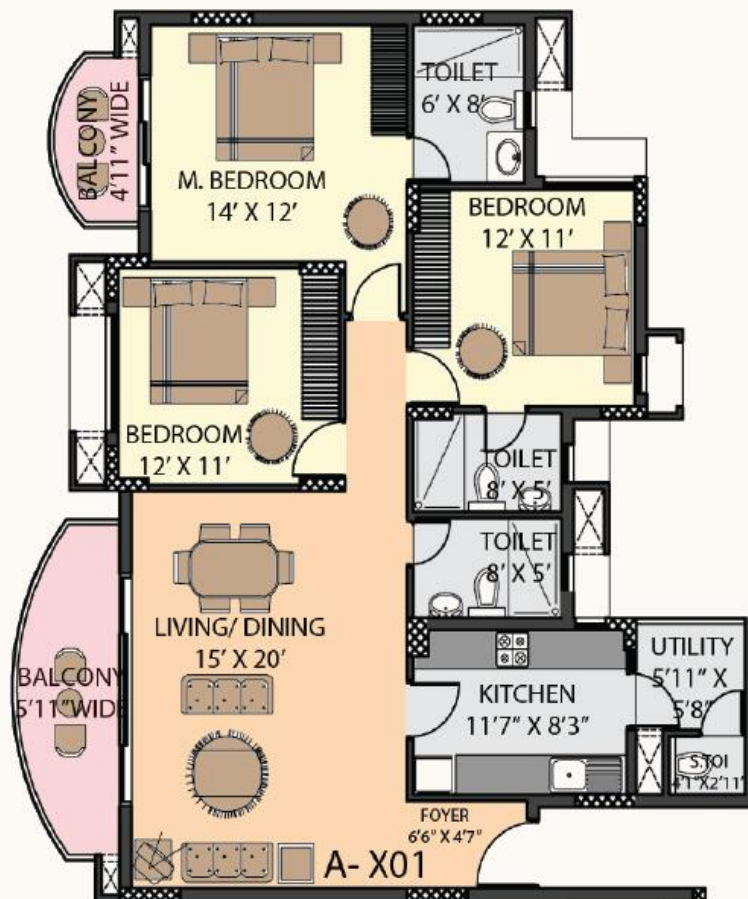
## UNIT PLAN: 1595 Sq ft



## PRICE TABLE

UNIT TYPE & SUPER BUILT UP AREA	DEVELOPERS PRICE	MINIMUM PRICE TO BID	ALL INCLUSIVE UNIT PRICE @ DEVELOPERS PRICE	ALL INCLUSIVE UNIT PRICE @ MINIMUM BASE PRICE TO BID
3 BHK Comfort - Approx 1595 Sq ft	Rs. 4000 per Sq ft	Rs. 2800 per Sq ft	Rs. 82 lacs - 93 lacs	Rs. 61 lacs - 72 lacs

## UNIT PLAN: 1643 Sq ft



## PRICE TABLE

UNIT TYPE & SUPER BUILT UP AREA	DEVELOPERS PRICE	MINIMUM PRICE TO BID	ALL INCLUSIVE UNIT PRICE @ DEVELOPERS PRICE	ALL INCLUSIVE UNIT PRICE @ MINIMUM BASE PRICE TO BID
3 BHK Grand - Approx 1643 Sq ft	Rs. 4000 per Sq ft	Rs. 2800 per Sq ft	Rs. 84 lacs - 96 lacs	Rs. 63 lacs - 75 lacs





Ready to move-in

## PURVA GRANDBAY

Location : Marine Drive, Kochi

Type : 3 BHK

Sizes : 1885-1922 Sq. ft.

Land Area : 2.65 Acres

Number of Floors : 14

USPs :

- Swimming Pool on the 5th Floor overlooking the sea
- Overlooking the Bolgatty Palace and the Mangalavanam bird sanctuary



## MASTER PLAN



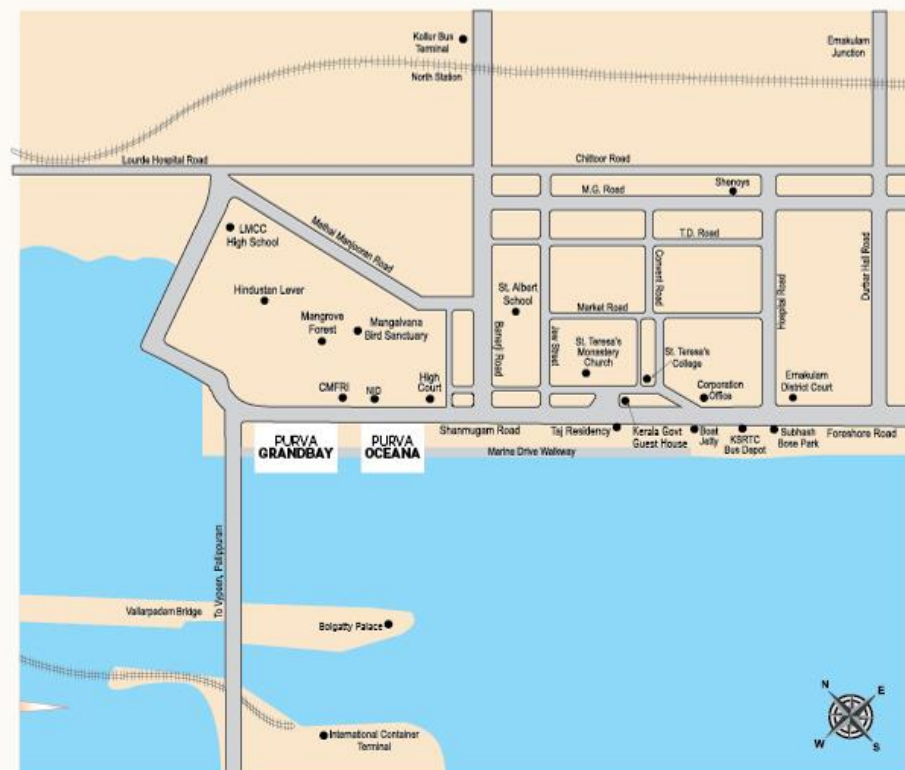
### LEGEND

1. Entry
2. Guard house
3. Car parking
4. RMU yard
5. Planting area
6. Exit
7. Water feature with sculpture
8. Stepping path, 9. Kid's play area
10. Basketball post
11. Car lift
12. Accent paving
13. Central plaza
14. Connecting path to staircase
15. Tree collars
16. Viewing deck
17. Driveway
18. Gas banks
19. Lawn / planting area
20. Entry ramp to lower ground
21. Exit ramp from lower ground

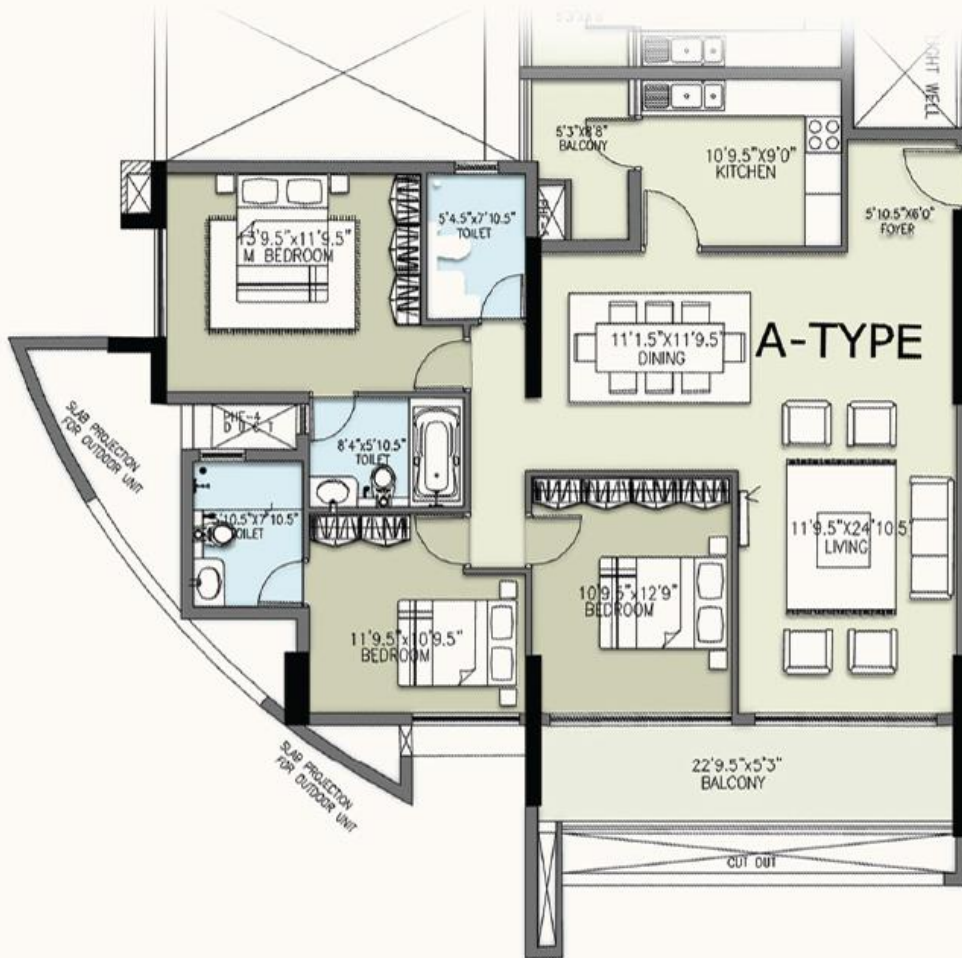


Master Plan is subject to change.

## LOCATION MAP



## UNIT PLAN: 1922 Sq ft



## PRICE TABLE

UNIT TYPE & SUPER BUILT UP AREA	DEVELOPERS PRICE	MINIMUM PRICE TO BID	ALL INCLUSIVE UNIT PRICE @ DEVELOPERS PRICE	ALL INCLUSIVE UNIT PRICE @ MINIMUM BASE PRICE TO BID
3 BHK - Approx 1925 Sq ft	Rs. 6440 per Sq ft	Rs. 5100 per Sq ft	Rs. 1.46 cr - 1.60 cr	Rs. 1.19 cr - 1.34 cr