

Properties

+ Add Property

Search by location, price, type...



Type
All

Status
Any

Price
Any Price

Bedrooms
Any



₹1.85 Cr

3 BHK Apartment in Adyar, Chennai

3 Beds 3 Baths 1,650 sq ft

For Sale



₹12.5 Cr

4 BHK Luxury Villa in Bandra West, Mumbai

4 Beds 5 Baths 4,200 sq ft

For Rent



₹95 Lakh

2 BHK Flat in Whitefield, Bengaluru

2 Beds 2 Baths 1,100 sq ft

For Sale



₹6.5 Cr

3 BHK Penthouse in Powai, Mumbai

3 Beds 4 Baths 2,800 sq ft

For Sale



₹2.1 Cr

3 BHK House in Sarjapur Road, Bengaluru

3 Beds 3 Baths 2,400 sq ft

For Sale



₹1.2 Cr

2 BHK Apartment in OMR, Chennai

2 Beds 2 Baths 1,350 sq ft

For Rent

 Dashboard

 Properties

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Seaside Villa, Besant Nagar



₹4.20 Cr · Negotiable

Make Offer

Schedule Viewing

Contact Owner



4 Bed



3 Bath



2400 sqft



Facing East

Amenities



Pool



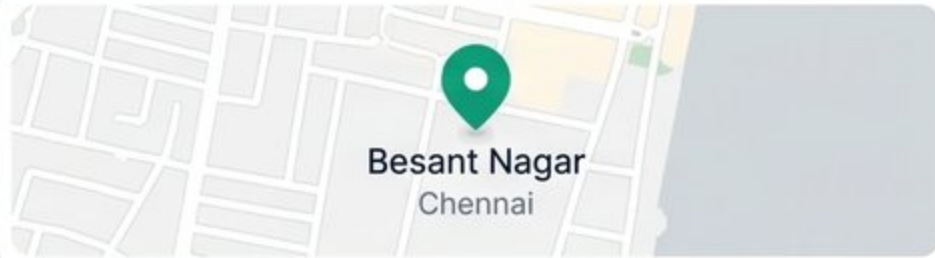
Parking



Security



Gym



 Verified listing

 Dashboard **Properties** Offers Viewings Transactions Investments Rentals Assets Marketplace Analytics

Add New Property

[Basic Info](#) · [Location](#) · **[Specifications](#)** · [Amenities](#) · [Pricing](#) · [Images](#)

Total Area (sqft)

1200 sqft

Bedrooms

3

Bathrooms

2

Parking

1

Year Built

2021

Furnishing

Semi-Furnished

Unfurnished

Semi-Furnished

Fully Furnished

Facing

East

North

South

East

West

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Offers

- Submitted (12)
- Countered (5)
- Accepted (8)
- Rejected (3)
- Withdrawn (2)



3 BHK in Adyar, Chennai

Countered

Submitted on Oct 25, 2024

₹1.80 Cr

Countered: ₹1.95 Cr

Submitted (Oct 25)

Countered (Oct 27)

Accepted

Respond

Withdraw



4 BHK in Bandra West, Mumbai

Accepted

Submitted on Oct 20, 2024

₹5.25 Cr

Countered: ₹5.25 Cr

Submitted (Oct 20)

Countered (Oct 22)

Accepted (Oct 24)

View Details

View Contract



2 BHK in Indiranagar, Bengaluru

Submitted

Submitted on Oct 28, 2024

₹1.15 Cr

Submitted (Oct 28)

Respond

Withdraw



3 BHK in Whitefield, Bengaluru

Rejected

Submitted on Oct 15, 2024

₹90 Lakh

Submitted (Oct 15)

Rejected (Oct 18)

View Feedback

Archive

HousingVista

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❓ Help

🔍 Search properties, viewings, clients...

🔔3

👤 Priya Sharma

▼

Viewings

September 2024

<

Mon10

Tue11

Wed12

Thu13

Fri14

Sat15

Sun16

>

+ Book a viewing



₹ 4.5 Crore

Sat 15 Sep, 2:30 PM

Sea Breeze Apartments, Worli, Mumbai

👤 In-person

👤 Attendee: Rajesh Gupta

Confirmed

Reschedule

Cancel



₹ 8.2 Crore

Sun 16 Sep, 11:00 AM

Palm Grove Villas, Whitefield, Bengaluru

🖥 Virtual

👤 Attendee: Anita Desai

Requested

Reschedule

Cancel



₹ 2.8 Crore

Thu 13 Sep, 10:00 AM

Marina Heights, Adyar, Chennai

👤 In-person

👤 Attendee: Vikram Singh

Completed

View Feedback



₹ 3.1 Crore

Mon 17 Sep, 4:00 PM

Greenwood Estate, Hitech City, Hyderabad

👤 In-person

👤 Attendee: Suresh Kumar

Confirmed



₹ 1.9 Crore

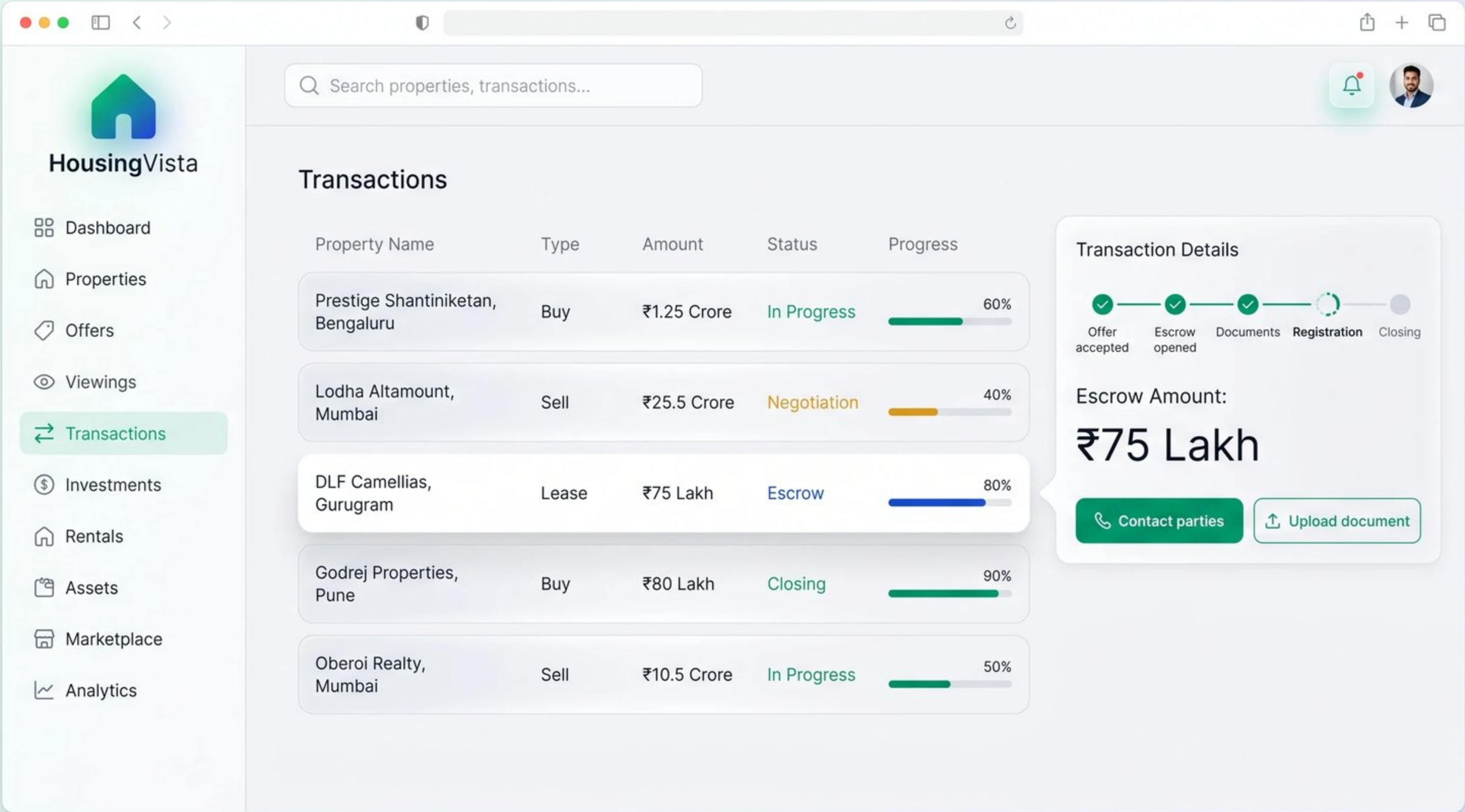
Tue 18 Sep, 3:30 PM

Orchid Towers, Koregaon Park, Pune

🖥 Virtual

👤 Attendee: Meera Patel

Requested





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Investments Portfolio

Total Invested

₹8.5 Cr

Current Value

₹10.2 Cr

Returns

+20%

Avg Risk

Moderate

Moderate

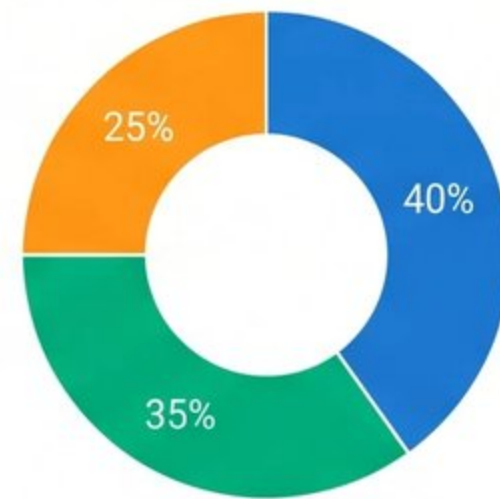
Active

Funding

Completed

Name	Status	Invested	Current	Returns	Risk
Serene Heights, Mumbai	Residential	₹2.1 Cr	₹2.5 Cr	+19%	Moderate Risk
Tech Hub Tower, Bengaluru	Commercial	₹3.4 Cr	₹4.1 Cr	+20.5%	Low Risk
Coastal Plots, Chennai	Land	₹1.2 Cr	₹1.5 Cr	+25%	High Risk
Greenfield Apartments, Pune	Residential	₹1.8 Cr	₹2.1 Cr	+16.6%	Moderate Risk
Sunrise Office Park, Hyderabad	Commercial	₹2.5 Cr	₹3.0 Cr	+20%	Low Risk

Portfolio Allocation



Residential	₹4.1 Cr
Commercial	₹3.5 Cr
Land	₹2.6 Cr



HousingVista

 Dashboard

 Properties Offers Viewings

⇒ Transactions

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Q Search properties, tenants, or agreements...



Rental Management

[+ Add Tenant](#)

 Generate Agreement

Total Units

12



Occupied

9



Vacant

3



Rent Collected

₹3.4 L / mo



Unit	Tenant name	Monthly Rent (₹)	Lease End date	Payment Status
A-101, Anna Nagar, Chennai	Rajesh Kumar	₹32,000	15 Dec 2024	Paid
B-204, Powai, Mumbai	Priya Sharma	₹55,000	30 Nov 2024	Paid
C-305, Whitefield, Bengaluru	Amit Singh	₹28,000	10 Jan 2025	Pending
D-402, Koramangala, Bengaluru	Sneha Patel	₹42,000	01 Nov 2024	Overdue
E-501, Adyar, Chennai	Vikram Reddy	₹35,000	28 Feb 2025	Paid
F-603, Bandra West, Mumbai	Anjali Gupta	₹60,000	15 Mar 2025	Paid
G-702, HSR Layout, Bengaluru	Karthik Narayanan	₹30,000	05 Dec 2024	Pending
H-804, T Nagar, Chennai	Meera Iyer	₹38,000	20 Jan 2025	Paid
I-901, Juhu, Mumbai	Rohan Verma	₹75,000	10 Apr 2025	Paid

Showing 1-9 of 12 entries

[Previous](#)

1

2

Next

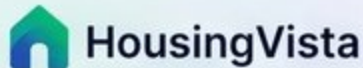
Rent Collection Trend

• •

■ Collected rent ■ Expected rent



Search properties, clients, or reports...



Dashboard

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Asset Management

+ Add Asset

↑ Export

Total Portfolio Value

₹42.8 Cr

Across 15 Assets



Sea View Heights, Worli

Current Value:

₹8.5 Cr

▲ +14%
Rental Yield: 3.2%
ROI: 18.5%



Rajesh Gupta



Details



Palm Meadows, Whitefield

Current Value:

₹6.2 Cr

▲ +11%
Rental Yield: 3.5%
ROI: 15.2%



Priya Sharma



Details



Tech Park Tower, OMR

Current Value:

₹12.1 Cr

▲ +16%
Rental Yield: 4.8%
ROI: 21.0%



Vikram Singh



Details



Gachibowli Greens

Current Value:

₹2.8 Cr

▲ +18%
Rental Yield: N/A
ROI: 24.5%



Ananya Reddy



Details



Connaught Place Plaza

Current Value:

₹4.5 Cr

▲ +10%
Rental Yield: 3.9%
ROI: 14.8%



Sanjay Kumar



Details



Skyline Residency, Koregaon Park

Current Value:

₹5.9 Cr

▲ +13%
Rental Yield: 3.0%
ROI: 17.1%



Meera Joshi



Details



Industrial Hub, Sanand

Current Value:

₹2.9 Cr

▲ +15%
Rental Yield: 5.1%
ROI: 19.5%



Amit Patel



Details



Colonial Bungalow, Alipore

Current Value:

₹7.1 Cr

▲ +9%
Rental Yield: 2.8%
ROI: 13.5%



Deepak Chatterjee



Details



Analytics

🔍 Search properties, contacts, etc...



Rahul Sharma

AMC & Maintenance

Property: Prestige Shantiniketan, Bengaluru

Active

Provider	Coverage	Monthly Cost	Renewal Date
SmartCare Services	Plumbing, Electrical, HVAC	₹ 2,500	Oct 15, 2024

Property: Hiranandani Gardens, Mumbai

Active

Provider	Coverage	Monthly Cost	Renewal Date
Urban Company	Pest Control, Appliance Repair	₹ 1,800	Nov 20, 2024

Property: DLF Cyber City, Gurugram

Expiring Soon

Provider	Coverage	Monthly Cost	Renewal Date
Reliable Home Solutions	Comprehensive (All Systems)	₹ 4,200	Dec 01, 2024

Property: Brigade Gateway, Bengaluru

Active

Provider	Coverage	Monthly Cost	Renewal Date
QuickFix Maintenance	Elevator, Fire Safety, Security	₹ 3,500	Jan 10, 2025

Upcoming service schedte



Sep 20, 2024

AC Service - Prestige Shantiniketan
(SmartCare Services)



Oct 05, 2024

Water Tank Cleaning - Hiranandani Gardens (Urban Company)



Oct 25, 2024

Electrical Safety Check - DLF Cyber City (Reliable Home Solutions)



Nov 15, 2024

Pest Control - Brigade Gateway
(QuickFix Maintenance)

New Contract

 Open maintenance requests: 3



Plumbing Electrical Cleaning Painting Security Landscaping

Q Find services, providers, or locations...

 Assets

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Legal Services

🛡️ Legally Compliant

All Services

Title Verification

Rent Agreement

Registration

Advisory

Document Review



Advocate Priya Sharma
Property Lawyer
Document Review



★ 4.8 ★ (152 Reviews)

Estimated Duration: 3-5 days
Price Range: ₹5,000 - ₹15,000

Documents Required:
Property Deed, ID Proof, Previous Agreements,
Tax Receipts ▾

Book Now



Anil Gupta & Associates
Title Verification



★ 4.9 ★ (210 Reviews)

Estimated Duration: 5-7 days
Price Range: ₹8,000 - ₹20,000

Documents Required:
Chain of Title Deeds, Encumbrance Certificate,
Revenue Records, Approved Plan

Book Now



LegalEdge Consultancy
Rent Agreement



★ 4.7 ★ (98 Reviews)

Estimated Duration: 1-2 days
Price Range: ₹2,500 - ₹5,000

Documents Required:
Draft Agreement, ID Proof of Landlord & Tenant,
Property Details, Witness Details

Book Now



Suresh Menon
Legal Advisor
Advisory



★ 4.6 ★ (75 Reviews)

Estimated Duration: 1-3 days
Price Range: ₹3,000 - ₹10,000

Documents:
Case Details, Relevant Documents, Queries

Book Now



PropertyReg Experts
Registration



★ 4.9 ★ (320 Reviews)

Estimated Duration: 7-10 days
Price Range: ₹12,000 - ₹30,000
(plus government fees)

Documents:
Sale Deed, ID Proofs, PAN Card, Photographs, Stamp
Duty Receipt

Book Now



Meera Reddy
Real Estate Lawyer
Document Review



★ 4.8 ★ (115 Reviews)

Estimated Duration: 3-5 days
Price Range: ₹5,000 - ₹12,000

Documents:
Sale Agreement, Construction Agreement,
Encumbrance Certificate

Book Now



HousingVista

Dashboard

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Search properties, neighbourhoods, etc.



Home Loans

EMI calculator

Loan Amount

₹50 L

₹1 L

₹5 Cr

Tenure

20 years

1 year

30 years

Interest Rate

6.75%

5%

12%

EMI

₹38,000/mo

Total Interest

₹41,20,000

Total Payment

₹91,20,000

HDFC BANK

Interest Rate: 6.50% - 7.10%

Max Loan: ₹5 Cr

Processing Fee: ₹5,000 + GST

★ 4.5

Apply Now

SBI

Interest Rate: 6.40% - 7.00%

Max Loan: ₹10 Cr

Processing Fee: 0.25%

★ 4.7

Apply Now

ICICI Bank

Interest Rate: 6.60% - 7.20%

Max Loan: ₹7 Cr

Processing Fee: ₹7,500

★ 4.4

Apply Now

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Analytics

Market Analytics

Chart type

Price Rent Demand



Demand-vs-supply chart

Demand Supply



Avg Price/sqft

₹12,400

Based on recent transactions in top neighbourhoods

Price Change

+8%

YoY growth across all regions

Demand Index

8.5 / 10

High demand with low supply pressure

Neighbourhood	City	Avg Price (₹ Cr)	Price/sqft (₹)	Demand Score	Supply Trend	Action
Anna Nagar	Chennai	₹3.5 Cr	₹14,200	9.2	Increasing	View Details
Bandra West	Mumbai	₹6.8 Cr	₹38,500	9.5	Stable	View Details
Indiranagar	Bengaluru	₹4.2 Cr	₹16,800	8.8	Decreasing	View Details
Powai	Chennai	₹3 Lakh	₹14,200	9.2	Increasing	View Details
Koramangala	Mumbai	₹3 Lakh	₹38,500	9.5	Stable	View Details
Adyar	Bengaluru	₹4.2 Cr	₹14,200	8.8	Decreasing	View Details
Juhu	Mumbai	₹7 Crore	₹16,200	9.5	Decreasing	View Details
Whitefield	Chennai	₹7 Crore	₹16,200	9.2	Stable	View Details

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Global Search

Area Insights

Compare Areas: ON

Adyar

Overall Score: 8.8/10

Top Pick

Safety

8.9

Safety

Connectivity

9.1

Connectivity

Amenities

8.5

Amenities

Schools

9.2

Schools

8.7

Green cover

Avg price

₹1.2 Cr

Avg price

Appreciation

+6.5% YoY

Appreciation

Anna Nagar

Overall Score: 8.6/10

Safety

8.6

Safety

Connectivity

9.0

Connectivity

Amenities

8.9

Amenities

Schools

9.1

Schools

8.0

Green cover

Avg price

₹1.5 Cr

Avg price

Appreciation

+5.8% YoY

Appreciation

Velachery

Overall Score: 8.4/10

Safety

8.3

Safety

Connectivity

8.9

Connectivity

Amenities

8.1

Amenities

Schools

8.7

Schools

8.2

Green cover

Avg price

₹95 Lakh

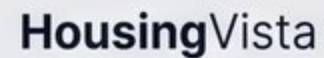
Avg price

Appreciation

+7.2% YoY

Appreciation

Metric	Adyar	Anna Nagar	Velachery
Property Type	Apartments	Villas	Mixed
Avg. 2BHK Price	₹98 Lakh	₹1.1 Cr	₹80 Lakh
Avg. 3BHK Price	₹1.3 Cr	₹1.6 Cr	₹1.0 Cr
Price Trend (Last 3 Years)	Rising	Stable	Rapid Rise
Nearby IT Hubs/Business Parks	Taramani	DLF	TIDEL Park
Key Transport Links	MRTS	Metro	Main Roads
Top Schools/Colleges	Sishya School	IIT Madras	Loyola College
Hospitals	Malar Hospital	Apollo Spectra	Fortis Malar
Shopping Malls	Phoenix Marketcity	Ampa Skywalk	Forum Vijaya Mall
Local Amenities Rating	Excellent	Very Good	Good
Future Development Projects	Metro Phase 2	Road Widening	New IT Park



Analytics



 Verification Center

18

Verified

4

Pending

1

Rejected

Verification Items

Entity	Verification Type	Submitted Date	Status	Actions	
Property - 'Sunnyvale Apartments', Anna Nagar, Chennai	Ownership Document	21 Oct 2024	Pending	<button>Approve</button>	<button>Reject</button>
Agent - Priya Sharma, Mumbai	Identity (Aadhaar)	20 Oct 2024	Verified	View Details	
Owner - Rajesh Khanna, Bengaluru	Document (PAN)	19 Oct 2024	Rejected	View Details	
Property - 'Green Acres Villa', Koramangala, Bengaluru	Property Valuation (₹2.5 Crore)	18 Oct 2024	Pending	<button>Approve</button>	<button>Reject</button>
Agent - Arjun Singh, Delhi	License Check	17 Oct 2024	Verified	View Details	
Owner - Neha Gupta, Pune	Identity (Passport)	16 Oct 2024	Verified	View Details	
Property - 'Palm Grove Residency', Bandra, Mumbai	Legal Title Check	15 Oct 2024	Pending	<button>Approve</button>	<button>Reject</button>
Property - 'Lakeview Towers', Hyderabad	Environmental Clearance	14 Oct 2024	Verified	View Details	

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Messages

- Rajesh Kumar

10:30 AM

Re: Seaside Villa, ECR, Chennai

Hi, is the property still available for viewing this weekend?
- Priya Sharma

Yesterday

Re: 3BHK Apartment, Andheri West, Mumbai

The documents are ready for verification. Let me know when...
- Vikram Singh

Mon

Re: Commercial Space, Whitefield, Bengaluru

Thanks for the update. I will review the lease agreement.
- Anjali Desai

Sun

Re: Plot, OMR, Chennai

Can you confirm the plot size and FSI details again?
- Suresh Menon

Sat

Re: Luxury Penthouse, Worli, Mumbai

We are open to negotiating the price slightly.

Seaside Villa, ECR, Chennai - ₹ 4.5 Crore

Hi, is the property still available for viewing this weekend?

10:30 AM

Yes, Rajesh. It is available. Saturday afternoon works best. Would 2 PM be suitable?

10:35 AM

2 PM works for me. Please send the exact location and contact details of the agent.

10:38 AM

Sure, here is the location link: [\[Location Map\]](#). Agent contact: Mr. Anand, +91 98765 43210. See you then!

10:40 AM

Type a message...



🔍 Search locations, projects, or agents...



Arjun Sharma ▾

Your shortlisted properties **4 saved**

Browse Properties



₹ 3.25 Crore

4 BHK Luxury Apartment at Prestige Gardens

📍 Anna Nagar, Chennai

2800 sq ft • Ready to Move • 2 Car Parking



₹ 7.50 Crore

3 BHK Sea-Facing Condo in Lodha Allura

📍 Bandra West, Mumbai

2100 sq ft • Under Construction • Gym & Pool Access



₹ 4.10 Crore

5 BHK Premium Villa at Sobha Lifestyle

📍 Whitefield, Bengaluru

4500 sq ft • Gated Community • Private Pool



₹ 1.85 Crore

3 BHK Apartment in My Home Avatar

📍 Gachibowli, Hyderabad

1950 sq ft • Resale • Club House Facilities

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Property Detail: 3 BHK Luxury Apartment, Powai, Mumbai

Investment Analysis

Deal Parameters

Purchase Price

₹4.2 Cr

₹3.5 Cr

₹5.0 Cr

Expected Monthly Rent

₹85,000

Annual Costs

₹3.5 Lakh

Estimated costs, may vary

Property Tax: ₹1.2 Lakh

Maintenance: ₹1.8 Lakh

Insurance: ₹0.5 Lakh

Estimated costs, may vary

☒ Include Stamp Duty & Registration (7%)

₹29.4 Lakh
Additional cost

☐ Financing Options

Financial Projections

Gross Rental Yield ↗

2.4%

Net Yield ↗

1.9%

Projected 5-yr ROI ↗

38%

Projected Value Growth



Based on market trends and projected appreciation.

Track as investment

Download Report

Calculations are projections based on input parameters and market data. Consult a financial advisor before investing.

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Search

Property



Apply to Rent

Full name

Rohan Sharma

Email

rohan.sharma@email.com

Phone

+91 98765 43210

Monthly income

₹ 1,50,000

Preferred move-in date

15 Oct 2024

Employment status

Salaried

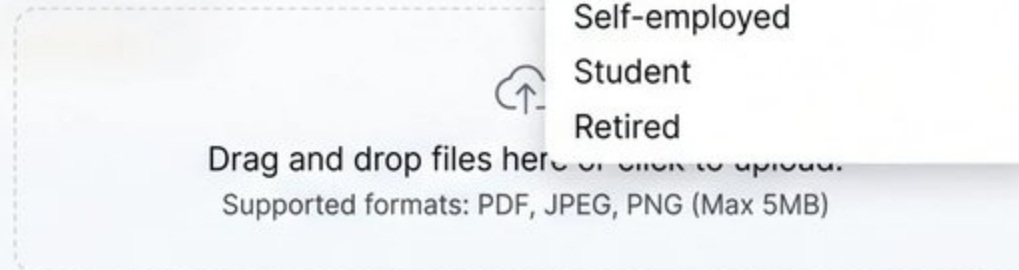
Salaried

Self-employed

Student

Retired

ID proof, payslips



Aadhaar_Card.pdf (1.2 MB)

Payslip_Sep2024.pdf (800 KB)



Rental Summary

Property
2 BHK Apartment, Anna
Nagar, Chennai

Rent
₹32,000/mo

Deposit
₹1,00,000

Amenities

 Parking

 Gym

 Swimming Pool

 24/7 Security

Availability

Available from 10 Oct 2024

Submit application

Apply application

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 Export Report

Period Week Month Quarter Year

Total Revenue

₹1.2 Cr

↗ ₹1.05 Cr Last Qtr (+14.3%)

Net Income

₹85.5 L

↗ ₹72.1 L Last Qtr (+18.6%)

Occupancy Rate

78%

↗ 74% Last Qtr (+4%)

Avg Deal Size

₹45.2 L

↗ ₹41.8 L Last Qtr (+8.1%)

Revenue vs Expenses



Property-Type Distribution



Occupancy-Trend





Prestige Lakeside Habitat - 3BHK

Asking price	Area
₹1.42 Cr	1,650 sq ft
Bedrooms	Bathrooms
3	3
Type	Status
Apartment	For Sale
Locality	
Whitefield, Bengaluru	RERA Verified

Take Action

Schedule Viewing

Make Offer

Contact Owner

Save to Shortlist

HousingVista Assistant

Ask me to do things on this screen

Context: this property

Is this one RERA verified, and what did similar 3BHKs in Whitefield sell for?

Yes — RERA verified. Three comparable 3BHK listings in Whitefield are priced ₹1.31–1.55 Cr.

Read from your workspace

- Brigade Cosmopolis - 3BHK · ₹1.31 Cr
- Sobha Dream Acres - 3BHK · ₹1.38 Cr
- Purva Skywood - 3BHK · ₹1.55 Cr

Ask anything, or describe what to create...

This session: 1,840 tokens

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-  Area Insights
-  Verification
-  Settings

Connected Agents

Agent	Signed in as	Scope	Last active ↓	Status	
 Desktop AI Client · macOS	priya.raghavan@...	Read only	4 min ago	Active	Revoke
Brokerage Copilot	ops@...	Read + Write	2 h ago	Active	Revoke
Portfolio Reporter	analytics@...		3 d ago	Idle	Revoke

Available Tools · 19

- properties_get
- properties_list
- properties_create ⚠
- properties_update ⚠
- properties_delete ⚠
- investments_get
- investments_list
- transactions_get
- transactions_list
- rentals_list
- amc_list
- assets_list
- marketplace_services_list
- legal_services_list
- market_anc_list
- market_area_insights
- market_trends
- market_trends
- market_home_loans
- verification_list
- analytics_dashboard

Write tools are gated by your role only — grant write scope deliberately.

Resources

- Live schema
- Dashboard snapshot
- Properties snapshot
- Market snapshot

Prompt Templates

- Draft a property listing
- Review a portfolio

Connect an agent

Copy sign-in command

quiet 3BHK under 1.2 Cr in Whitefield, ready to move, walkable to the metro

Search

Filters we read from your sentence

City: Bengaluru ×

Locality: Whitefield ×

Bedrooms: 3 ×

Max price: ₹1.20 Cr ×

Type: Apartment ×

Status: Ready to move ×

Could not resolve

quiet

walkable to the metro ×

Not applied — no matching filter exists yet.

How we read it: 3-bedroom ready-to-move apartments in Whitefield, Bengaluru at or below ₹1.20 Cr

Switch to manual filters

6 results · 218 listings filtered

Sort by Relevance ▾



Save

Ready to move

Sobha Dream Acres - 3BHK
₹1.18 Cr · 1,510 sq ft · Whitefield



Save

Ready to move

Purva Skywood - 3BHK
₹1.15 Cr · 1,480 sq ft · Whitefield



Save

Ready to move

Brigade Cosmopolis - 3BHK
₹,550 sq ft · Whitefield



Save

Ready to move

Godrej United - 3BHK
₹1.12 Cr · 1,430 sq ft · Whitefield



Save

Ready to move

Assetz Marq - 3BHK
₹1.20 Cr · 1,600 sq ft · Whitefield



Save

Ready to move

Adarsh Palm Retreat - 3BHK · ₹1.09 Cr
1,395 sq ft · Whitefield



Dashboard

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Properties / Sobha Dream Acres - 3BHK

Bengaluru Desk



Sobha Dream Acres - 3BHK

Current asking price

₹1.18 Cr

Area 1,510 sq ft

Locality Whitefield, Bengaluru

Listed 62 days ago

Status For Sale

Sobha Dream Acres - 3BHK

Current asking price ₹1.18 Cr

Area 1,510 sq ft

Locality Whitefield, Bengaluru

Listed 62 days ago

Status For Sale

Suggested price band Advisory

Roadmap preview

₹1.24 Cr – ₹1.31 Cr



Confidence: Medium

Comparable 3BHK sales in Whitefield closed 5–9% above this asking price over the last quarter, and local supply has tightened.

Evidence used

Comparable · Purva Skywood - 3BHK · ₹1.29 Cr · closed



Comparable · Brigade Cosmopolis - 3BHK · ₹1.27 Cr · closed



Comparable · Assetz Marq - 3BHK · ₹1.33 Cr · listed



Market trend · Whitefield · avg price +6.4% QoQ



Area insight · Whitefield · rental yield 3.1%



! Advisory only. Not a valuation. Review the evidence before applying — this never changes your price by itself.

Accept & update price

Modify

Dismiss

Run ID recorded · your decision is logged

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Offers

Property	Buyer	Offer	Asking	Submitted	Status	Action
Sobha Dream Acres - 3BHK	R. Menon	₹1.09 Cr	₹1.18 Cr	2 days ago	Submitted	Respond
Purva Skywood - 3BHK				5 days ago	Countered	Respond
Godrej United - 2BHK				1 week ago	Accepted	View
Assetz Marq - 3BHK				3 h ago	Submitted	Respond

Respond to offer

Roadmap preview

Sobha Dream Acres - 3BHK · R. Menon · ₹1.09 Cr

Recommended: Counter at ₹1.15 Cr

Advisory

Confidence: **High**

The offer sits 7.6% below asking while two comparable 3BHKs in Whitefield closed above ₹1.27 Cr, and a second live offer on this property is higher.

Evidence used

Competing offer · D. Fernandes · ₹1.18 Cr

Comparable · Purva Skywood - 3BHK · ₹1.29 Cr · closed

Comparable · Brigade Cosmopolis - 3BHK · ₹1.27 Cr · closed

Days on market · 62

⚠ Experimental advisory feature based on live market signals. Always exercise professional discretion when engaging in real estate transactions.



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Analytics / AI Operations

Readmap preview

Performance

Revenue

AI Operations

Runs last night

38

Recommendations

12

Acted on

5

AI spend today

₹184

Overnight sweeps

Sweep	Cadence	Scanned	Flagged	Last run	State
☒ Stale listing price review Cadence	Daily 02:00	218	4	02:07	Complete
☒ Offer expiry watch Cadence	Daily 02:15	31	2	02:18	Complete
☒ Viewing follow-up Cadence	Daily 02:30	46	3	02:33	Complete
☒ Maintenance triage Cadence	Daily 03:00	57	9	03:11	Complete
☐ AMC & verification expiry	Weekly Mon	84	2	Mon 04:00	Scheduled
☐ Portfolio digest	Weekly Fri	12	—	Fri 06:00	Scheduled

Needs your attention

- Listing stale 62 days**
— Sobha Dream Acres - 3BHK · suggested band ₹1.24–1.31 Cr
- Offer review** — Offer #OFFER-1025 for Ajmera Infinity - 2BHK is expiring in 2 hours.
Review
- High offer alert** — Mantri Altius - 4BHK · Offer: ₹4.85 Cr
Review

