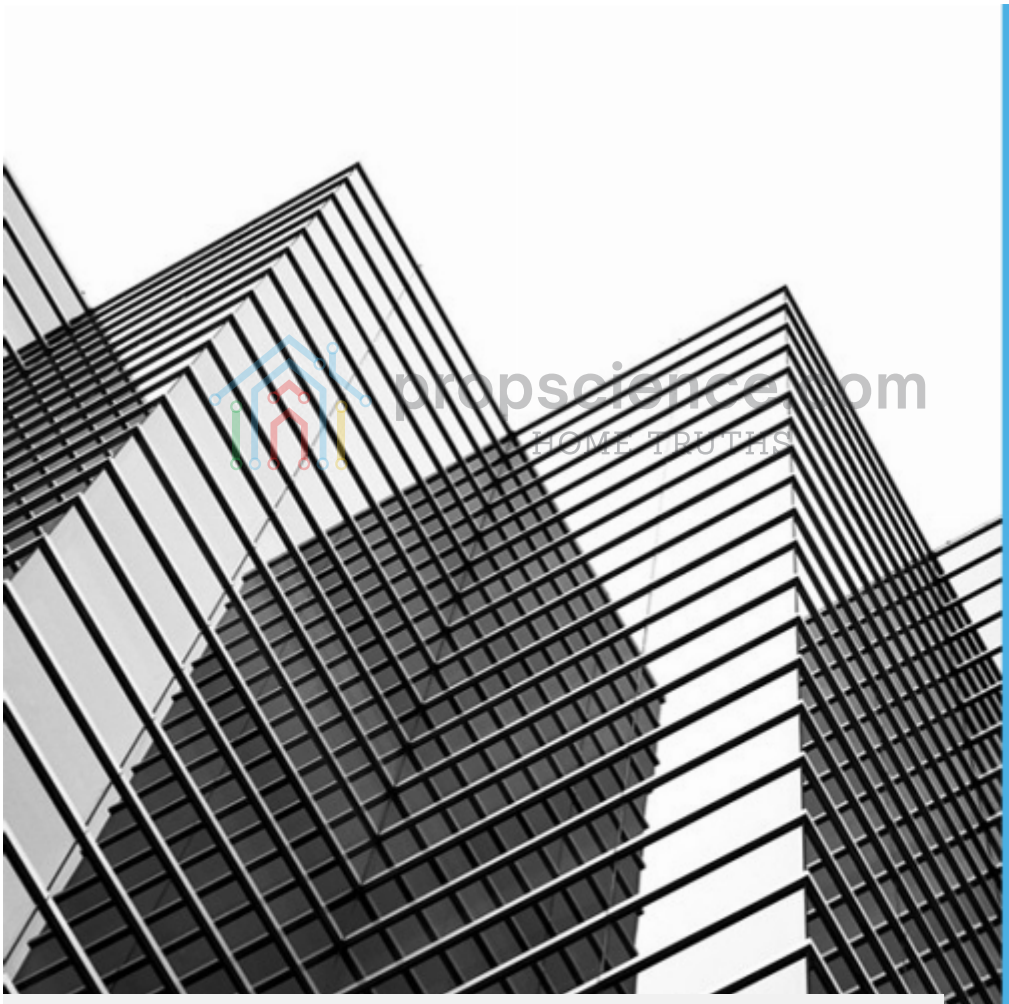
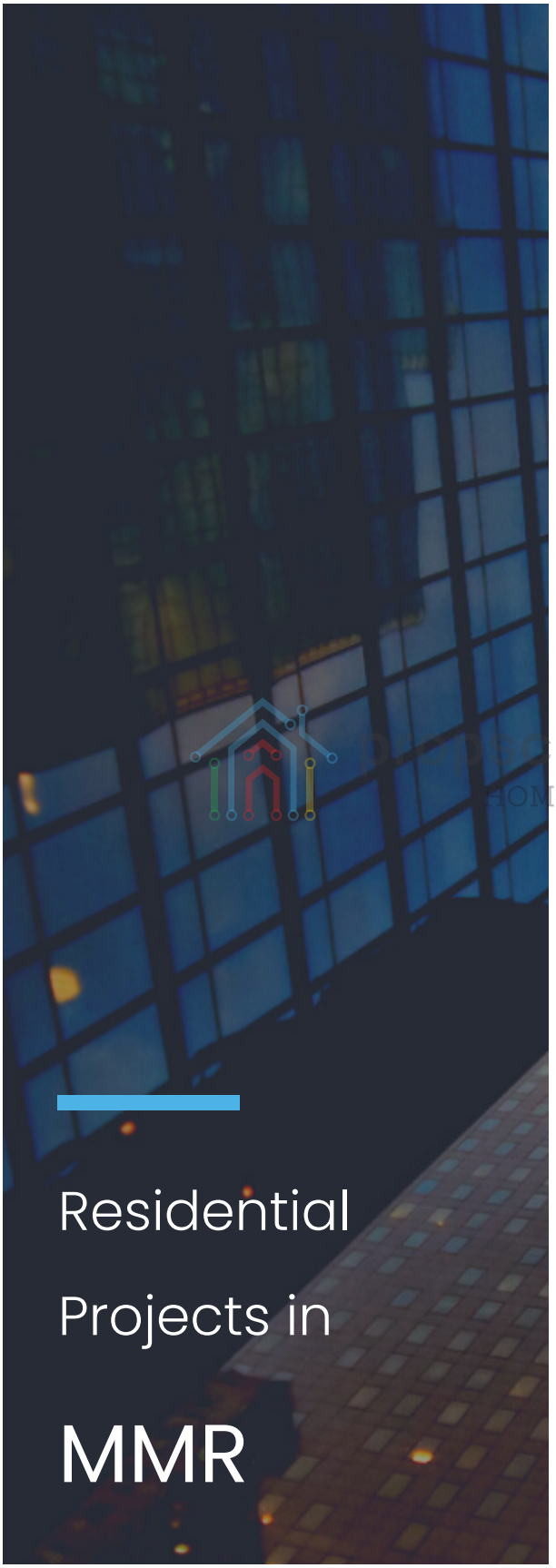
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PROP REPORT



Haware Intelligentia Spectrum

MahaRERA Number : P51700019952



Residential Projects in MMR

WE HELP YOU MAKE THE INVESTMENT

Propscience is India's first direct to customer research-driven real estate portal specializing in residential real estate. We are not backed or associated with any builder, bank, or broking firm, nor do we offer any property management services. We are an unbiased entity focused solely on providing accurate and frequently updated information to prospective homebuyers and homeowners of under-construction properties in MMR.

We offer homebuyers and new home owners detailed information across 450+ data points along with several decision-making tools to help them make the best assessment of their prospective investment. At present we have over 2000 projects visible on our site, spread across MMR, catering to varied ticket sizes.

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LOCATION

The project is in Moghar Pada-Kasarvadavali. Kasarvadavali is an area in Thane Ghodbunder Road, located between the Waghbil and Bhainderpada areas. It is well connected by state buses. Thane Railway Station is approximately 9 kilometres from the location and Mumbai International Airport is approximately 34 km. The planned Kasarvadavali Metro Station of Wadala-Mulund-Kasarvadavali metro line is under construction. There are many famous schools, colleges, hospitals, and shopping centres in the area. It is home to one of the famous temples from 600 AD. This temple is called Ram Temple and it is surrounded by a beautiful pond.

Post Office	Police Station	Municipal Ward
NA	Kasarwadawali Police Station	NA

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Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 35 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **30.1 Km**
- Khopat Bus Depot **11.0 Km**
- Thane Railway Station **11.2 Km**
- Ghodbunder Rd **2.7 Km**
- Vedant Hospital Owale, **1.0 Km**
- New Horizon Scholar's School **2.4 Km**
- Big Mall **2.2 Km**
- D-Mart GB road **1.8 Km**

HAWARE INTELLIGENTIA SPECTRUM

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2021	NA	1

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HAWARE INTELLIGENTIA SPECTRUM

BUILDER & CONSULTANTS

Haware Engineers and Builders Pvt. Ltd. is a 25-year-old company founded by Late Shri. Satish Haware & Mrs. Ujjwala Satish Haware. They have successfully executed over 150 projects in Residential Projects, Commercial Complexes, InfoTech parks, Shopping Malls, Multiplexes & Townships. The company has successfully developed 60+ million sq.ft. area and 150+ residential and commercial projects and have bagged over 25 Awards.

Project Funded By	Architect	Civil Contractor
L& T Housing Finance Ltd	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2024	1700 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Multipurpose Court,Swimming Pool,Kids Play Area,Gymnasium

Leisure	Yoga Room / Zone,Senior Citizen Zone,Pet Friendly
Business & Hospitality	ATM / Bank Attached,Clubhouse
Eco Friendly Features	Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A Wing	3	15	4	1 BHK,2 BHK	60
B Wing	3	15	4	1 BHK,2 BHK	60
First Habitable Floor					1st

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Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

HAWARE INTELLIGENTIA SPECTRUM

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	365 sqft
2 BHK	540 sqft
1 BHK	365 sqft
2 BHK	540 sqft

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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Double glazed glass windows
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 5500000
2 BHK	--	--	INR 8100000

Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration

6%	5%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bank of Baroda,Canara Bank,DHFL Bank,HDFC Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,PNB Housing Finance Ltd,SBI Bank,Tata Capital

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Transaction History

Details of some of the latest transactions can be viewed in Annexure A.

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
April 2022	320	7	INR 4457944	INR 13931.08

January 2022	255	3	INR 3523400	INR 13817.25
November 2021	229	7	INR 3800000	INR 16593.89
October 2021	217	7	INR 1910000	INR 8801.84
September 2021	253	5	INR 2220000	INR 8774.7
July 2021	217	4	INR 3710300	INR 17098.16
July 2021	241	4	INR 3710300	INR 15395.44
June 2021	212	2	INR 2999000	INR 14146.23
June 2021	328	1	INR 4495400	INR 13705.49
May 2021	255	7	INR 3400000	INR 13333.33
May 2021	229	2	INR 3705000	INR 16179.04
April 2021	215	5	INR 3685800	INR 17143.26
April 2021	170	2	INR 3019100	INR 17759.41
March 2021	305	4	INR 4485000	INR 14704.92

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March 2021	253	2	INR 3781000	INR 14944.66
February 2021	253	6	INR 3913500	INR 15468.38
February 2021	303	3	INR 5240350	INR 17294.88
January 2021	328	5	INR 3480800	INR 10612.2
January 2021	213	6	INR 3449100	INR 16192.96
January 2021	305	7	INR 4105800	INR 13461.64

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PROJECT PROPSCORE

Propscience uses a unique and highly proprietary algorithm to arrive at Propscores for every project it covers. This score is calculated out of 100 points. Through our detailed research we gather over 500 data points of information about each project. These data points are broken down into categories (mentioned below). An individual score is arrived at for each category and then a combined project Propscore is given. The purpose of the Propscore is to help you evaluate the distinct value you can hope to derive from each aspect of the project.

Category	Score
Place	73
Connectivity	48
Infrastructure	100
Local Environment	100
Land & Approvals	50
Project	76
People	55
Amenities	48
Building	55
Layout	53
Interiors	63
Pricing	40
Total	63/100

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