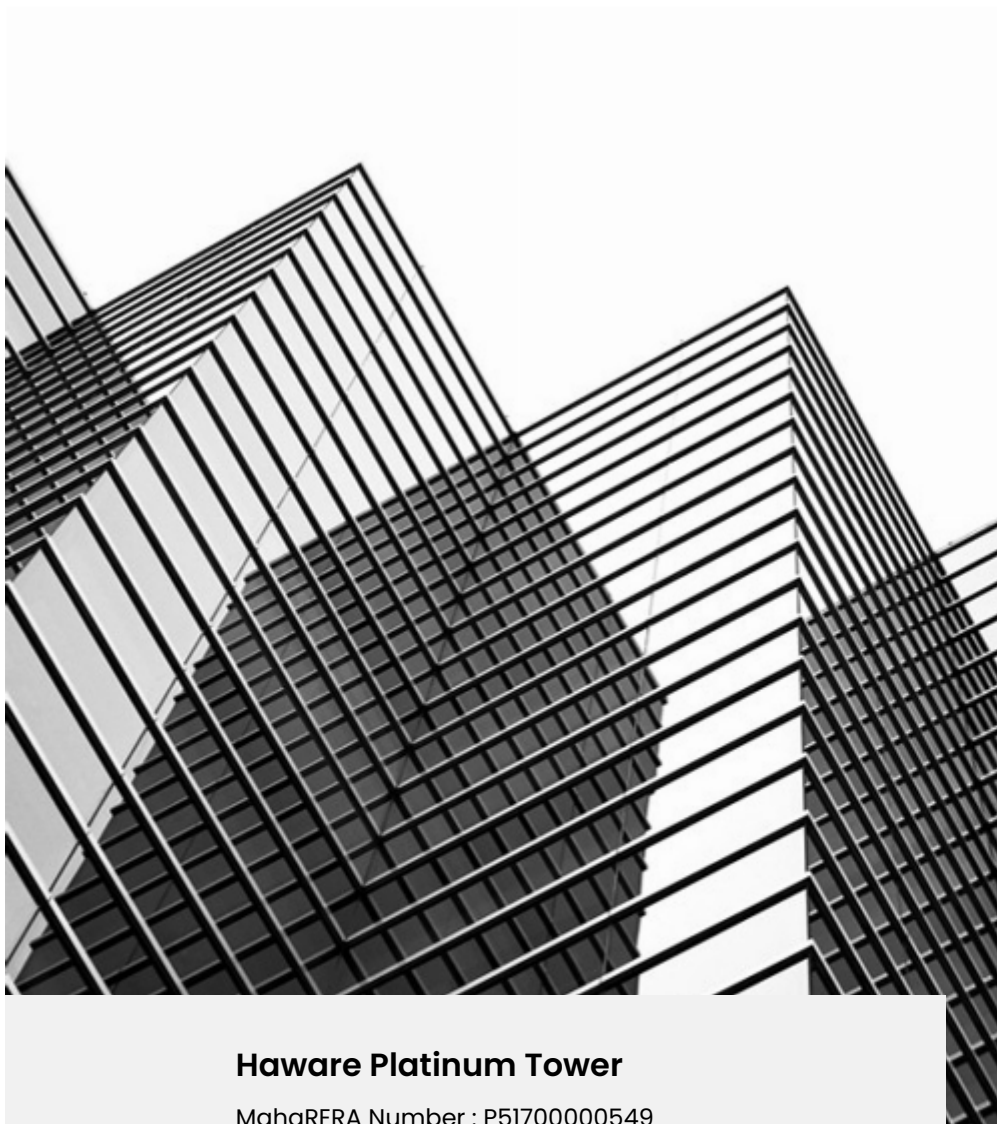


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# PROP REPORT



**Haware Platinum Tower**

MahaRERA Number : P51700000549



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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.

## LOCATION

The project is in Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is a major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

Post Office	Police Station	Municipal Ward
NA	NA	NA

## Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

## Connectivity & Infrastructure

- International Airport **35.2 Km**
- Thane Railway Station **10.7 Km**
- Vedant Hospital **9.4 Km**
- Universal High School **4.9 Km**
- R Mall **12.7 Km**

# LAND & APPROVALS

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

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HAWARE PLATINUM  
TOWER

# BUILDER & CONSULTANTS

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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
NA	NA	NA

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# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2022	3310 Sqmt	1 BHK,2 BHK

## Project Amenities

<b>Sports</b>	Swimming Pool,Jogging Track,Gymnasium
<b>Leisure</b>	Amphitheatre,Library / Reading Room,Pet Friendly
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation,Landscaped Gardens

HAWARE PLATINUM  
TOWER

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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Platinum Tower	2	20	4	1 BHK,2 BHK	80
First Habitable Floor					1st

## Services & Safety

- **Security** : Security System / CCTV
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

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TOWER

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	402 sqft
2 BHK	533 sqft
Floor To Ceiling Height	
NA	

<b>Views Available</b>	NA
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<b>Flooring</b>	Vitrified Tiles,Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform
<b>Finishing</b>	Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

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TOWER

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 5000000
2 BHK	--	--	INR 6630000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	3%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 0	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	Axis Bank,DHFL Bank,HDFC Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd

### Transaction History

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

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TOWER

## ANNEXURE A

<b>Transection Date</b>	<b>Carpet Area</b>	<b>Floor</b>	<b>Sale Price</b>	<b>Rate per sq.ft.</b>
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<b>January 2022</b>	373	5	INR 5050000	INR 13538.87
<b>August 2021</b>	393	6	INR 4246957	INR 10806.51
<b>June 2021</b>	365	4	INR 4186087	INR 11468.73
<b>May 2021</b>	393	17	INR 5150000	INR 13104.33
<b>April 2021</b>	393	12	INR 5050000	INR 12849.87
<b>April 2021</b>	373	5	INR 4710000	INR 12627.35
<b>March 2021</b>	393	13	INR 4206002	INR 10702.3
<b>March 2021</b>	373	11	INR 4950000	INR 13270.78
<b>February 2021</b>	373	13	INR 5090000	INR 13646.11
<b>January 2021</b>	393	10	INR 3441500	INR 8757
<b>December 2020</b>	373	10	INR 5022000	INR 13463.81
<b>December 2020</b>	373	6	INR 4600000	INR 12332.44

<b>December 2020</b>	510	2	INR 5577445	INR 10936.17
<b>November 2020</b>	373	14	INR 5050000	INR 13538.87
<b>November 2020</b>	373	14	INR 4200000	INR 11260.05
<b>October 2020</b>	511	10	INR 4752462	INR 9300.32
<b>October 2020</b>	365	3	INR 4850000	INR 13287.67
<b>September 2020</b>	373	16	INR 5100000	INR 13672.92
<b>September 2020</b>	373	9	INR 4259259	INR 11418.92
<b>August 2020</b>	510	14	INR 5097414	INR 9994.93

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TOWER

## PROJECT PROPSCORE

Propscience uses a unique and highly proprietary algorithm to arrive at Propcores 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 Propcore is given. The purpose of the Propcore is to help you evaluate the distinct value you can hope to derive from each aspect of the project.

<b>Category</b>	<b>Score</b>
<b>Place</b>	73
<b>Connectivity</b>	15
<b>Infrastructure</b>	30
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	44
<b>Project</b>	65
<b>People</b>	46
<b>Amenities</b>	42
<b>Building</b>	53
<b>Layout</b>	38

<b>Interiors</b>	53
<b>Pricing</b>	30
<b>Total</b>	<b>43/100</b>

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HAWARE PLATINUM  
TOWER

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