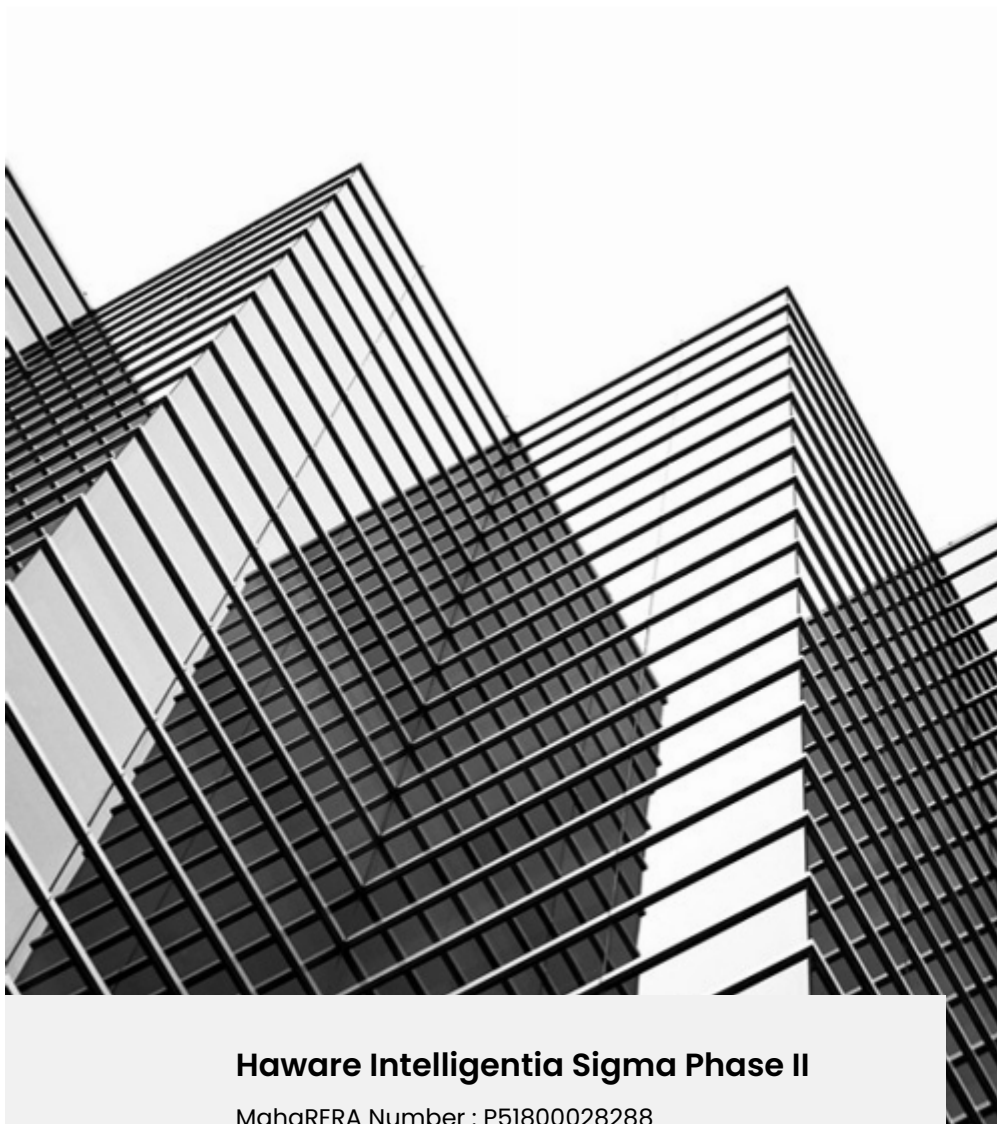


propscience.com

PROP REPORT



Haware Intelligientia Sigma Phase II

MahaRERA Number : P51800028288



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.

LOCATION

The project is in Vikhroli (East). Vikhroli is a suburb of Mumbai located on the northeastern side of the city. It is also home to one of the largest mangrove forests in Maharashtra. Vikhroli East is a developing locality in the eastern part of the Mumbai comprising of multi-storey residential as well as commercial developments. It is home to a number of churches and temples. It is a growing area driven by proximity to various business parks, SEZs, IT parks, and industrial areas.

Post Office	Police Station	Municipal Ward
Tagore Nagar	Vikhroli Police Station	Ward S

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 126 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **10 Km**
- Tagore Nagar Post Office, Tagore Nagar, Vikhroli, Mumbai, Maharashtra 400083 **67 Mtrs**
- Vikhroli, Vikhroli Station Road, Ram Hazare Marg, Ashok Nagar, Vikhroli East, Mumbai, Maharashtra 400083 **750 Mtrs**
- Eastern Express Hwy, Maharashtra **950 Mtrs**
- Dr L H Hiranandani Hospital, Hillside Rd, Hiranandani Gardens, Ramabai Ambedkar Nagar, Powai, Mumbai, Maharashtra 400076 **3.9 Km**
- St Xavier's High School & Jr College, Lal Bahadur Shastri Rd, Kanjurmarg West, Bhandup West, Mumbai, Maharashtra 400078 **3.2 Km**
- R City Mall, Lal Bahadur Shastri Rd, Amrut Nagar, Ghatkopar West, Mumbai, Maharashtra 400086 **5.4 Km**
- D Mart, Damji shamji business Galleria, next to Toyo House, Kanjurmarg West, Maharashtra 400078 **3 Km**

HAWARE INTELLIGENTIA
SIGMA PHASE II

LAND & APPROVALS

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

HAWARE INTELLIGENTIA
SIGMA PHASE II

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
NA	NA	NA

HAWARE INTELLIGENTIA
SIGMA PHASE II

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2025	0.3 Acre	1 BHK,2 BHK

Project Amenities

Sports	Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
--------	---

Leisure	Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Barbeque Pit,Sky Lounge / Bar,Restaurant / Cafe
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

HAWARE INTELLIGENTIA

SIGMA PHASE II

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing C	2	27	3	1 BHK,2 BHK	81

First Habitable Floor

1st Floor

Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety** : CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

HAWARE INTELLIGENTIA

SIGMA PHASE II

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	448 - 524 sqft
2 BHK	642 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Vitrified Tiles, Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings, Kitchen Platform, Stainless Steel Sink, Concealed copper wiring, Electrical Sockets / Switch Boards
Finishing	NA
HVAC Service	NA
Technology	Home Automation, WIFI enabled

White Goods

Chimney & Hob, Modular Kitchen, Air
Conditioners

HAWARE INTELLIGENTIA

SIGMA PHASE II

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 14000.69	INR 6336363	INR 6999999 to 8099999
2 BHK	INR 12135.37	INR 7790908	INR 8599999

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

GST	Stamp Duty	Registration
5%	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	Time Linked Payment
Bank Approved Loans	Axis Bank,Bank of India,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

HAWARE INTELLIGENTIA
SIGMA PHASE II

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	48

Connectivity	83
Infrastructure	56
Local Environment	70
Land & Approvals	50
Project	74
People	46
Amenities	62
Building	65
Layout	45
Interiors	63
Pricing	30
Total	58/100

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.