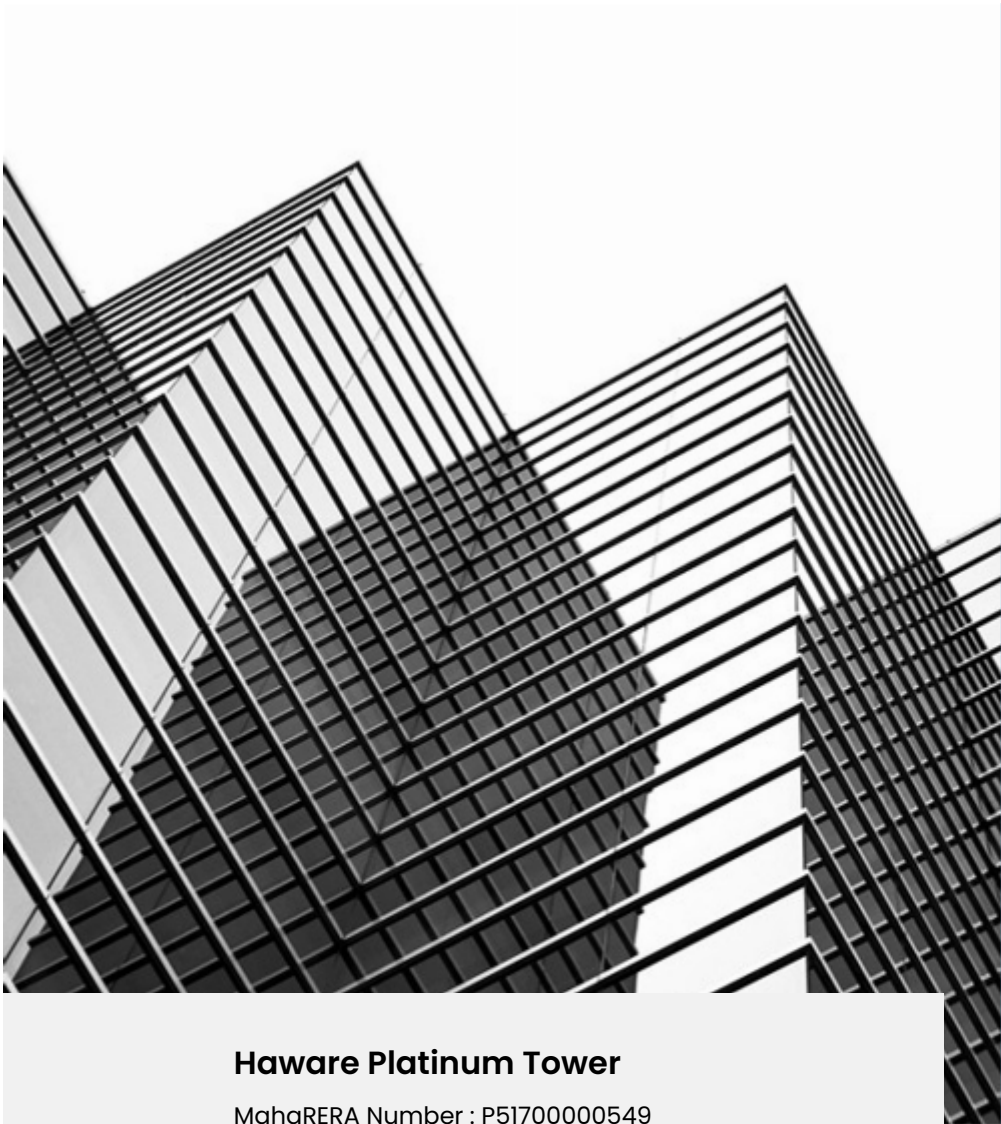


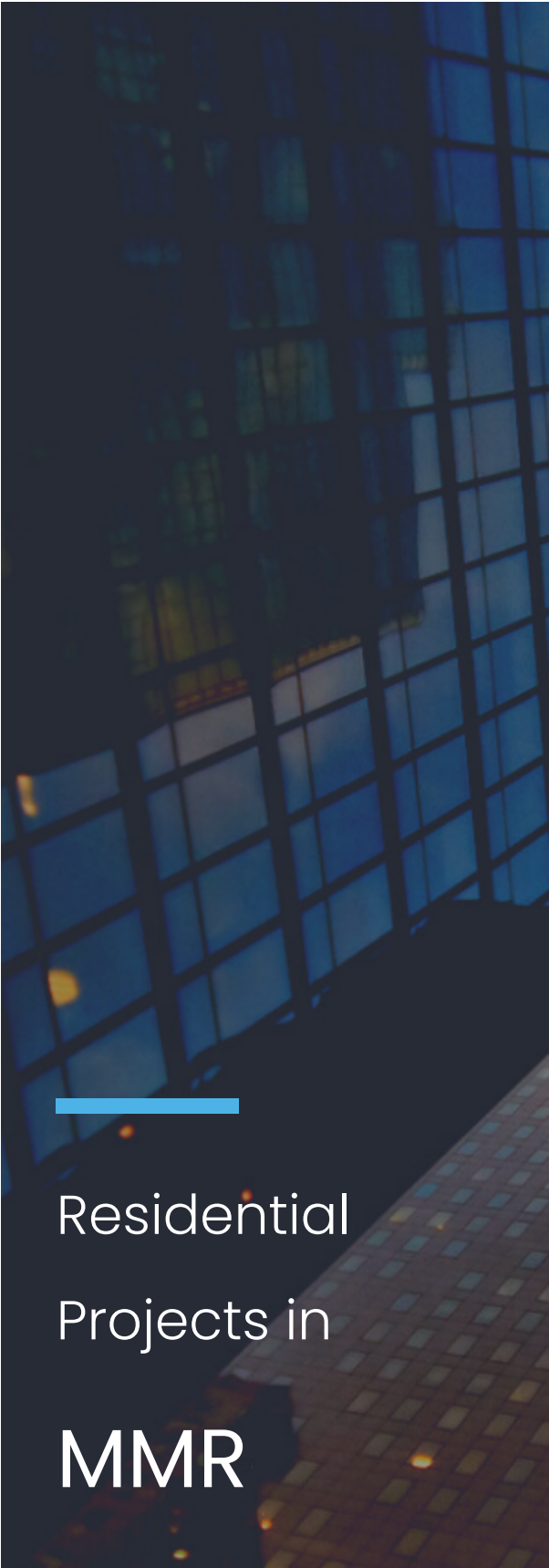
propscience.com

PROP REPORT



Haware Platinum Tower

MahaRERA Number : P51700000549



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 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 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

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

HAWARE PLATINUM
TOWER

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 PLATINUM
TOWER

PROJECT & AMENITIES



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

Project Amenities

Sports	Swimming Pool,Jogging Track,Gymnasium
Leisure	Amphitheatre,Library / Reading Room,Pet Friendly
Business & Hospitality	NA
Eco Friendly Features	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

HAWARE PLATINUM TOWER	
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FLAT INTERIORS

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

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

HAWARE PLATINUM
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.

GST	Stamp Duty	Registration
5%	3%	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	NA
Bank Approved Loans	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.

HAWARE PLATINUM TOWER

ANNEXURE A

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

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

HAWARE PLATINUM
TOWER

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	15
Infrastructure	30
Local Environment	30
Land & Approvals	44
Project	65
People	46
Amenities	42
Building	53
Layout	38

Interiors	53
Pricing	30
Total	43/100

HAWARE PLATINUM
TOWER

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