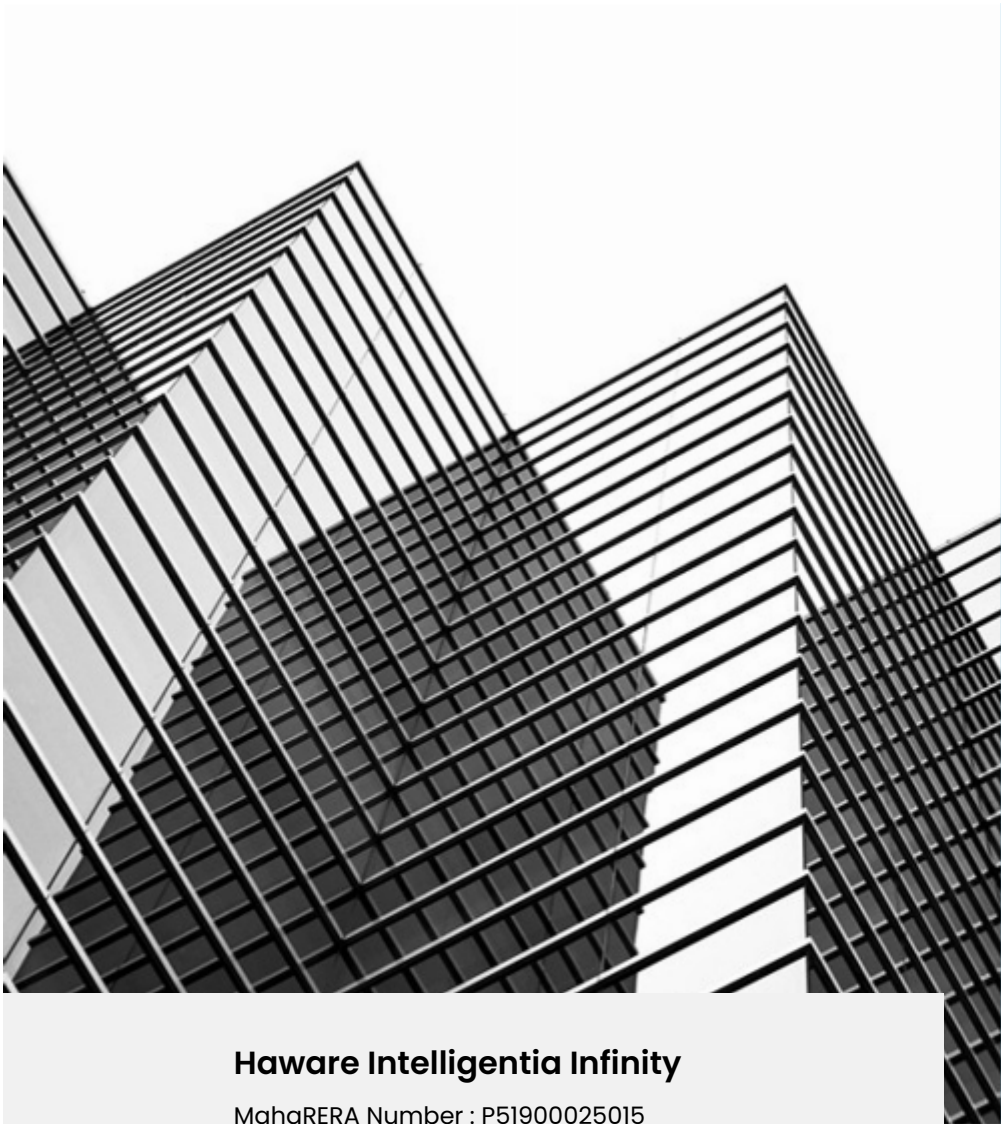


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PROP REPORT



Haware Intelligientia Infinity

MahaRERA Number : P51900025015



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 Chembur (West). Chembur is an upmarket large suburb in Mumbai. Chembur is also said to be a reference to Chevul at the mouth of the Kundalika River on mainland Maharashtra. Vidyanagar , Neelkanth Vihar , Vidya Vihar East , Neelkhanth Valley , Chittranjan Nagar are the neighboring localities of Chembur. After independence, Chembur was one of the sites where refugee camps were set up to settle refugees after partition. The industrialisation of Trombay during and after the war led to the demand for housing and the growth of Chembur thereafter. Famous studios like the RK studios built by the late Raj Kapoor were present in Chembur.

Post Office	Police Station	Municipal Ward
Tilak Nagar	Tilak Nagar Police Station	Ward M East

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 81 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **10 Km**
- Amchi Sala Bus Stop, **21 Mtrs**
- Chembur Monorail Station **1.1 Km**
- Vivo Ghatkopar, **2.6 Km**
- Chembur Railway Station **1.2 Km**
- Amar Mahal Junction Flyover, **600 Mtrs**
- Zen Multi Speciality Hospital **1.9 Km**
- Universal High School Chembur, Universal High school Road , J.K, Janardhan Krishna Karmalkar Marg, Tilak Nagar, Chembur, Mumbai, Maharashtra 400089 **12 Mtrs**
- R City Mall, Lal Bahadur Shastri Rd, Amrut Nagar, Ghatkopar West, Mumbai, Maharashtra 400086 **5.3 Km**
- Aaiji Super Market **700 Mtrs**

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
January 2022	NA	1

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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

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st July, 2023	1200 Sqmt	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
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Leisure	Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Clubhouse
Eco Friendly Features	Landscaped Gardens,STP Plant

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A Wing	2	17	4	1 BHK,2 BHK,3 BHK	68
B Wing	2	17	4	1 BHK,2 BHK,3 BHK	68
First Habitable Floor				1st Floor	

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **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,Stretcher Lift

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	332 - 417 sqft
2 BHK	463 - 525 sqft
3 BHK	719 sqft
1 BHK	332 - 417 sqft
2 BHK	463 - 525 sqft
3 BHK	719 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Water Body / City Skyline

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	NA
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Air Conditioners

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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1 BHK	INR 22500	INR 7470000	INR 8500000 to 10700000
2 BHK	INR 22500	INR 10417500	INR 11800000 to 13300000
3 BHK	INR 22500	INR 16177500	INR 18000000

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

GST	Stamp Duty	Registration
5%	5%	INR 64
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 India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,SBI Bank

Transaction History

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

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
April 2022	416	9	INR 9280609	INR 22309.16
March 2022	416	NA	INR 8018181	INR 19274.47
March 2022	666	7	INR 11790909	INR 17704.07
February 2022	351	7	INR 5200000	INR 14814.81
February 2022	666	3	INR 11336363	INR 17021.57
February 2022	349	4	INR 7063636	INR 20239.64
January 2022	416	4	INR 7790909	INR 18728.15
January 2022	416	14	INR 6700000	INR 16105.77

November 2021	349	9	INR 6290909	INR 18025.53
October 2021	351	9	INR 7320000	INR 20854.7
October 2021	479	7	INR 9972727	INR 20819.89
October 2021	416	3	INR 7972727	INR 19165.21
September 2021	288	5	INR 5518182	INR 19160.35
September 2021	377	9	INR 7336290	INR 19459.66
September 2021	349	11	INR 7063636	INR 20239.64
August 2021	351	4	INR 6400000	INR 18233.62
August 2021	416	7	INR 6235345	INR 14988.81
August 2021	416	6	INR 7144436	INR 17174.13
July 2021	666	8	INR 9850000	INR 14789.79

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	55
Connectivity	83
Infrastructure	78
Local Environment	100
Land & Approvals	44
Project	66
People	46

Amenities	48
Building	55
Layout	63
Interiors	55
Pricing	40
Total	61/100

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