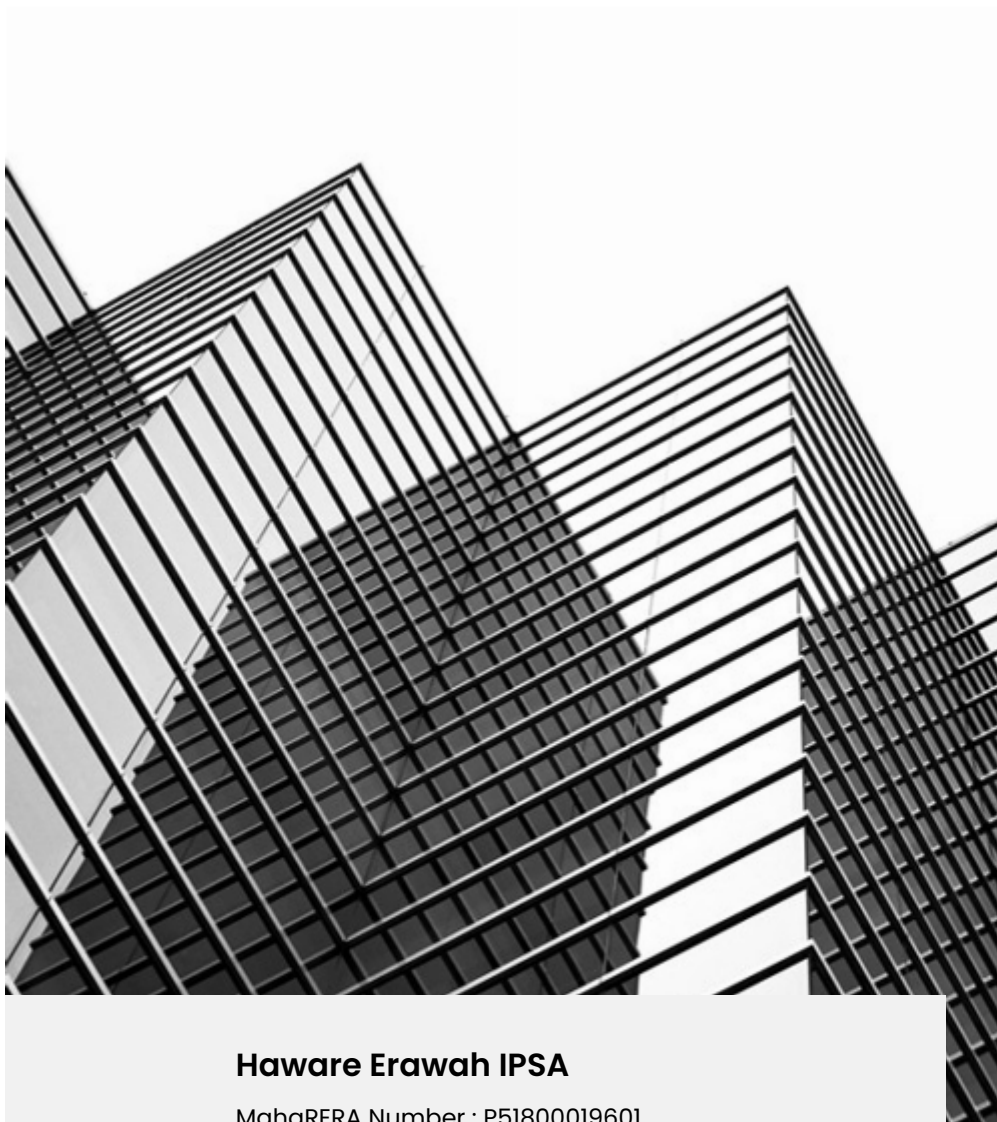


propscience.com

PROP REPORT



Haware Erawah IPSA

MahaRERA Number : P51800019601



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 Ghatkopar (East). Ghatkopar is a suburb in eastern Mumbai. The area is served by the railway station on the Central Line of the Mumbai Suburban Railway and the metro station on Line 1 of the Mumbai Metro. Ghatkopar East is a suburb residential locality in Eastern Mumbai primarily having multi-storey mid and luxury segment residential developments.

Post Office	Police Station	Municipal Ward
Pant Nagar	NA	Ward N

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 40 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **6.3 Km**
- Ghatkopar Bus Depot **600 Mtrs**
- Ghatkopar Railway Station **2.2 Km**
- Andheri Kurla Link Road **6.2 Km**
- Pancholi Hospital **2.3 Km**
- P.G.Garodia English High School **2.1 Km**
- R Odeon Mall **1.6 Km**
- D Mart **3.5 Km**

LAND & APPROVALS

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

HAWARE ERAWAH IPSA

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 ERAWAH IPSA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 28th August, 2023	0.75 Acre	1 BHK,1.5 BHK,2 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Sky Lounge / Bar,Clubhouse,Community Hall,Multipurpose Hall
Eco Friendly Features	Herb Garden,Rain Water Harvesting,Landscaped Gardens,STP Plant

HAWARE ERAWAH IPSA

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units

Haware Erawah IPSA-Wing A	2	15	3	1 BHK	45
Haware Erawah IPSA-Wing A	2	15	3	1.5 BHK	45
Haware Erawah IPSA-Wing A	2	15	3	2 BHK	45
Haware Erawah IPSA-Wing B	2	15	3	1 BHK	45
Haware Erawah IPSA-Wing B	2	15	3	1.5 BHK	45
Haware Erawah IPSA-Wing B	2	15	3	2 BHK	45
First Habitable Floor				1st Floor	

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire cylinders

- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	417 sqft
1.5 BHK	459 sqft
2 BHK	616 sqft
1 BHK	417 sqft
1.5 BHK	459 sqft
2 BHK	616 sqft
Floor To Ceiling Height	Greater than 10 feet

Views Available	Road View / No View
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Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Kitchen Platform,Stainless Steel Sink,Concealed copper wiring
Finishing	Anodized Aluminum / UPVC Window Frames
HVAC Service	NA
Technology	WIFI enabled
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1.5 BHK	--	--	INR 10000000
1 BHK	--	--	INR 9000000
2 BHK	--	--	INR 13000000

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 800000	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	LIC Housing Finance Ltd

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.
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July 2022	615	11	INR 12418181	INR 20192.16
April 2022	615	8	INR 12690909	INR 20635.62
June 2021	615	10	INR 13010000	INR 21154.47
May 2021	458	14	INR 8910000	INR 19454.15
May 2021	458	13	INR 8910000	INR 19454.15
May 2021	615	14	INR 10000000	INR 16260.16
March 2021	615	1	INR 10000000	INR 16260.16
January 2020	615	5	INR 9800000	INR 15934.96
October 2019	615	11	INR 10051000	INR 16343.09
August 2019	615	9	INR 10419820	INR 16942.8

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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	55
Connectivity	65
Infrastructure	78
Local Environment	80
Land & Approvals	36
Project	55
People	46
Amenities	68
Building	67
Layout	55
Interiors	45

Pricing	50
Total	58/100

HAWARE ERAWAH IPSA

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