



Property Intelligence & Advisory Dossier

Comprehensive residential evaluation verified for your review

Hi Joshi, your evaluation is ready 🎉

Based on your requirements, our advisors have carefully evaluated the available residential projects and selected the properties that best match your needs. Please review them below, and feel free to reach out if you have any questions.

WHAT WE'VE SHARED WITH YOU

PROPERTYWORKS Real Estate Investments for Families & Businesses Date: 21ths September 2026 Time: 10.45am YOUR PERSONAL PROPERTY EVALUATION Prepared exclusively for Stanislaus Brahmane 2 BHK | ₹1 Cr – ₹2 Cr | Thane West 01 — YOUR PROPERTY BRIEF

Requirement	Your Preference
Purchase Purpose	Investment Property
Buying Timeline	Within 3 months
Configuration	2 BHK
Comfortable Budget	₹1 Cr – ₹2 Cr
Ideal Carpet Area	900–1,200 sq.ft.
Preferred Location	Thane West — must be in preferred area
Work Location	Airoli
Preferred Floor	10th floor
Family	You & your partner/spouse
Parking	2 spaces
Key Priorities	Greenery • Appreciation • Vastu • Airoli connectivity • Open views • Quiet environment • Amenities • Security • Family-friendly surroundings

Your Priorities Thane West • Investment Potential • Airoli Connectivity • 900–1,200 sq.ft. • Vastu • Open Views • Greenery • 10th Floor • 2 Parking Spaces 02 — YOUR THREE OPTIONS AT A GLANCE

Evaluation	Sunteck Kalyan Harbour	Godrej Nexspace	L&T Vayam Wagle Estate
Overall Match	★★☆☆☆	★☆☆☆☆	★★★★☆
Configuration	★★★★☆ 2 BHK	★☆☆☆☆ Office spaces	★★★★★ 2 BHK
Budget Fit	★★★★★	★★★★☆	★★★★☆
Location Fit	★☆☆☆☆	★☆☆☆☆	★★★★★
Connectivity	★★★☆☆	★★★☆☆	★★★★★
Family Fit	★★★★☆	★☆☆☆☆	★★★★★
Green / Open Environment	★★★★★	★★★★☆	★★★★☆
Vastu	★★☆☆☆	★☆☆☆☆	★★★★☆
Lifestyle	★★★★☆	★★★☆☆	★★★★★
Best For	Value-focused Kalyan buyers	Commercial investors	Thane West-focused investors

In One Line Sunteck Kalyan Harbour: Attractive value and open-space proposition, but the Kalyan location and smaller 2 BHK sizes are significant compromises for you. **Godrej**

Nexspace: A commercial investment proposition rather than the 2 BHK residential investment you have specifically requested.

L&T Vayam Wagle Estate: The closest overall alignment with your Thane West location requirement, lifestyle priorities and Airoli work connectivity, although the available 2 BHK carpet areas are below your ideal range.

RECOMMENDATION #1 L&T VAYAM WAGLE ESTATE OUR STRONGEST MATCH FOR YOU 2 BHK |

Approximately 668–801 sq.ft. carpet | ₹1.57–₹1.88 Cr. L&T Vayam is the only option of the three that directly places you in your preferred **Thane West** geography while remaining within your comfortable budget. Its Wagle Estate location also makes it materially more relevant to your Airoli work location and your preference for a well-connected, established urban environment. **Why it stands out for you** Your location requirement is explicitly non-negotiable, and Vayam is in Wagle Estate, Thane West. The available 2 BHK options also sit within your ₹1–₹2 Cr budget, while the development offers extensive lifestyle amenities and landscaped/open areas that align with your family and lifestyle priorities. **Where it matches you best**

- ✓ Thane West location
- ✓ 2 BHK requirement
- ✓ ₹1–₹2 Cr budget
- ✓ Strong road and public-transport connectivity
- ✓ Gated-community lifestyle and extensive amenities
- ✓ Schools, healthcare, and retail in the surrounding ecosystems

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One thing to experience The actual 2 BHK layout, 10th-floor availability, balcony/view and the relationship between the apartment, open spaces and surrounding Wagle Estate environment. **PropertyWorks View** The most balanced option among the three for your current requirements, with carpet-area size being the key compromise. **MATCH: ★★★★★**
RECOMMENDATION #2 SUNTECK KALYAN HARBOUR A VALUE-LED ALTERNATIVE — WITH A LOCATION TRADE-OFF 2 BHK | Approximately 621 sq.ft. carpet | ₹59.99 Lakh onwards

Sunteck Kalyan Harbour offers a substantially lower entry price and a strong open-space proposition, including a large township concept and significant green/open areas. However, it is in Kalyan rather than your required Thane West location, and the 2 BHK size is materially below your preferred 900–1,200 sq.ft. carpet range. **Why it stands out for you** The project could appeal if you were willing to trade your strict Thane West requirement for a lower investment entry point and a more expansive township-style environment. Its current 2 BHK offering is considerably below your preferred carpet area, however. **Where it matches you best**

- ✓ 2 BHK configuration
- ✓ Comfortably below your stated budget
- ✓ Strong green/open-space proposition
- ✓ Gated community and lifestyle amenities
- ✓ Potential long-term township environment

One thing to experience Whether the actual location, apartment size and surrounding environment justify compromising on your Thane West requirement. **PropertyWorks View** Worth experiencing as a value-led alternative, but it requires a meaningful compromise on both location and apartment size. **MATCH: ★★☆☆☆** **RECOMMENDATION #3 GODREJ NEXSPACE A DIFFERENT INVESTMENT PROPOSITION Commercial office spaces |**

Approximately 400–800 sq.ft. carpet | ₹99 Lakh–₹1.79 Cr. onwards Godrej Nexspace is fundamentally a **commercial office-space investment**, not a residential 2 BHK. While its pricing can fit within your stated investment budget, it does not satisfy your residential configuration, Thane West location or family-home requirements. **Why it stands out for you** The project is relevant only if your investment objective is flexible enough to include commercial real estate. Its office formats fall within your overall ₹1–₹2 Cr investment range, but the proposition is materially different from the residential investment brief you provided.

Where it matches you best

- ✓ Investment-oriented purchase
- ✓ Within your broad investment budget
- ✓ Commercial real-estate exposure
- ✓ Business-oriented location proposition
- ✓ Multiple office-size options

One thing to experience The actual office configuration, commercial ecosystem and investment proposition before considering a residential-to-commercial switch.

PropertyWorks View A useful comparison point only if you are genuinely open to commercial real estate; otherwise it does not align with your stated residential brief.

MATCH: ★★★★★ THE PROPERTYWORKS DECISION VIEW WHICH ONE FITS YOU BEST? 🏡 L&T Vayam Wagle Estate Thane West + 2 BHK + Airoli connectivity The closest overall fit to your stated location, lifestyle and investment requirements, subject primarily to the smaller-than-preferred 2 BHK carpet area. 🏡 **Sunteck Kalyan Harbour Lower entry price + expansive open-space proposition** A value-oriented alternative, but only if you are prepared to move away from your strict Thane West requirement and accept a substantially smaller 2 BHK. 🏡 **Godrej Nexspace Commercial investment alternative** Relevant if you decide that your investment should be commercial rather than residential, but it does not match your current 2 BHK home brief. **HOW TO THINK ABOUT THE THREE L&T Vayam Wagle Estate Location + Urban Lifestyle** The decision here is whether the Thane West location, connectivity and overall ecosystem compensate for a 2 BHK carpet area below your ideal 900–1,200 sq.ft. range. **Sunteck Kalyan Harbour Value + Open Environment** The proposition is primarily about achieving a lower entry point and a large township-style environment, in exchange for moving beyond Thane West and accepting a smaller apartment. **Godrej Nexspace Residential vs. Commercial Investment** This is fundamentally a different asset class, so the key question is whether you want your investment to remain residential or are open to commercial real estate.

 PropertyWorks Sample Evaluation Report (5).docx

Document preview is available in the online report.



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