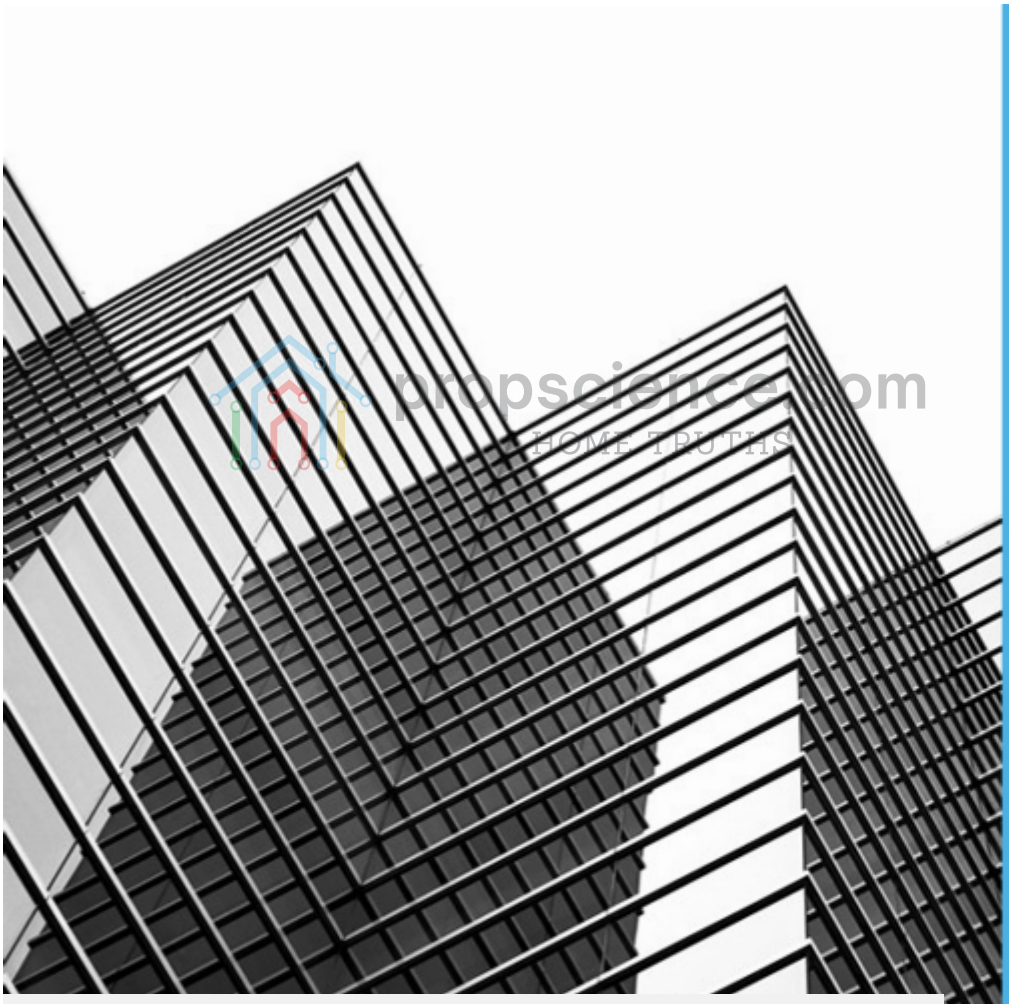
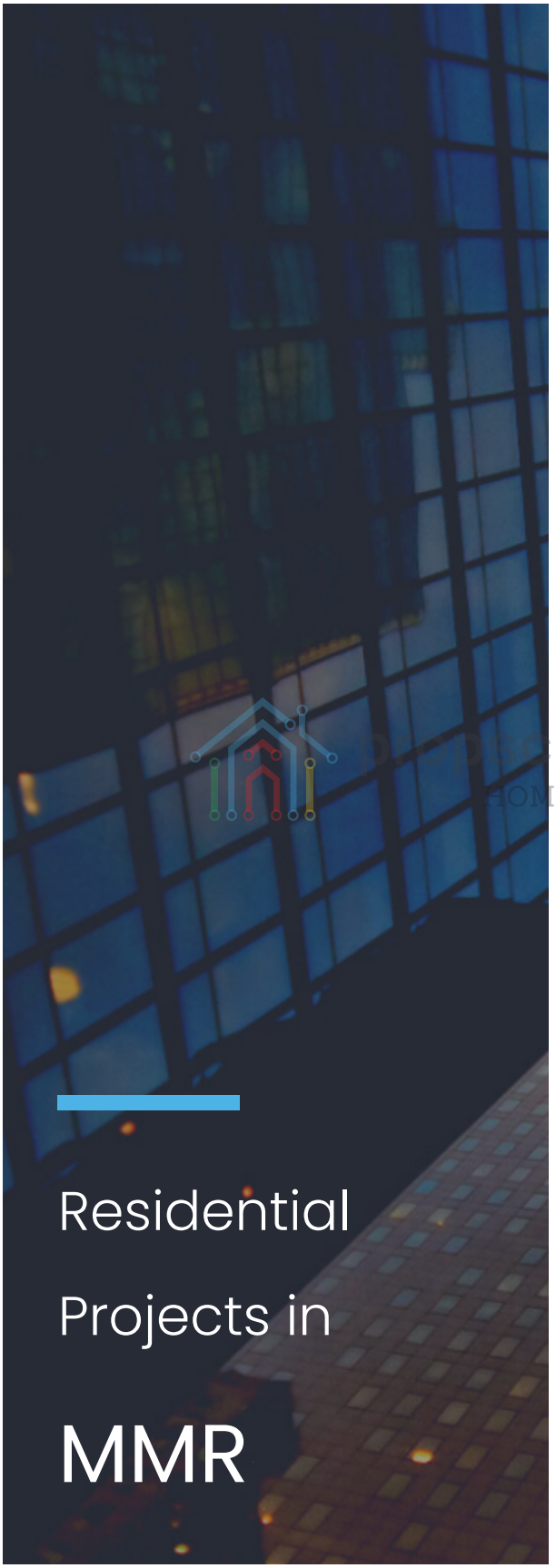
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PROP REPORT



Salasar Aashirwad - D

MahaRERA Number : P51700020659



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.

Propscience.com HOME TRUTHS

LOCATION

The project is in Mira Road East. Mira Road West is a locality of the Mira-Bhayandar Municipal Corporation, that is a part of the Thane district of the state of Maharashtra. Its an undeveloped locality of Mira Bhayandar compromising of several government regulated Salt Pans, marshes, and mangroves. This locality does not have any residential or commercial developments. It is connected to the rest of the city and the city of Mumbai via the Mumbai Suburban district railway line.

Post Office	Police Station	Municipal Ward
NA	NA	NA

propscience.com
HOME TRUTHS

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

Connectivity & Infrastructure

- Mira Road Railway Station **5 Km**
- Wockhardt Hospital **4 Km**
- Maxus Mall **3.9 Km**

SALASAR AASHIRWAD - D

LAND & APPROVALS

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

SALASAR AASHIRWAD - D

BUILDER & CONSULTANTS

Ever since its inception in 1982, Man Realty has constructed success story after success story. Mr. Rameshchandra Mansukhani promoter of the Man Group and Director of the company since its incorporation. The group has successfully completed 50 high profile projects. Man is now making footprints in the domain of IT Parks, SEZs, Residential Complexes and Commercial Complexes.

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HOME TRUTHS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

SALASAR AASHIRWAD - D

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 31st December, 2021	0.25 Acre	1 BHK

Project Amenities

Sports	NA
Leisure	Pet Friendly
Business & Hospitality	NA
Eco Friendly Features	NA

SALASAR AASHIRWAD - D

BUILDING LAYOUT

propscience.com
HOME TRUTHS

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Salasar Aashirwad - D	1	10	4	1 BHK	40

First Habitable Floor	NA

Services & Safety

- **Security :** NA
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

SALASAR AASHIRWAD - D

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	402 sqft

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HOME TRUTHS

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	NA
Finishing	False Ceiling
HVAC Service	NA

Technology	NA
White Goods	Modular Kitchen

SALASAR AASHIRWAD - D

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 14676.62	--	INR 5900000

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

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HOME TRUTHS

GST	Stamp Duty	Registration
0%	30000%	INR 6
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 400000	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA

Bank Approved Loans	HDFC Bank

Transaction History

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

SALASAR AASHIRWAD - D

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.

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HOME TRUTHS

Category	Score
Place	73
Connectivity	38
Infrastructure	36
Local Environment	30
Land & Approvals	44

Project	65
People	56
Amenities	30
Building	53
Layout	38
Interiors	30
Pricing	30
Total	**44/100**

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HOME TRUTHS

SALASAR AASHIRWAD - D

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HOME TRUTHS

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