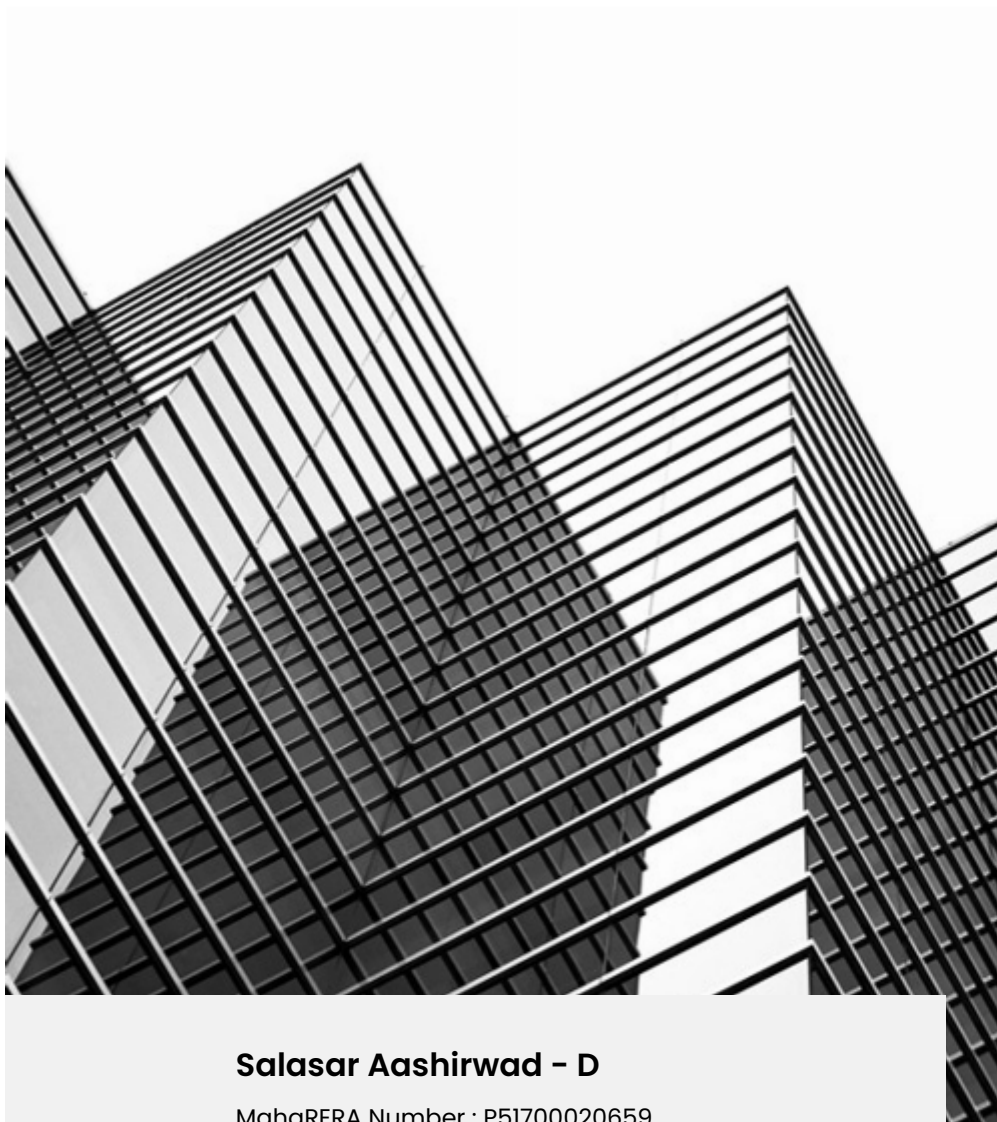


propscience.com

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.

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 |

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**

LAND & APPROVALS

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

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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.

| 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

| 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 |

| | |
|-------------------------|----|
| 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.

| 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.

| 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 |

SALASAR AASHIRWAD - D

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