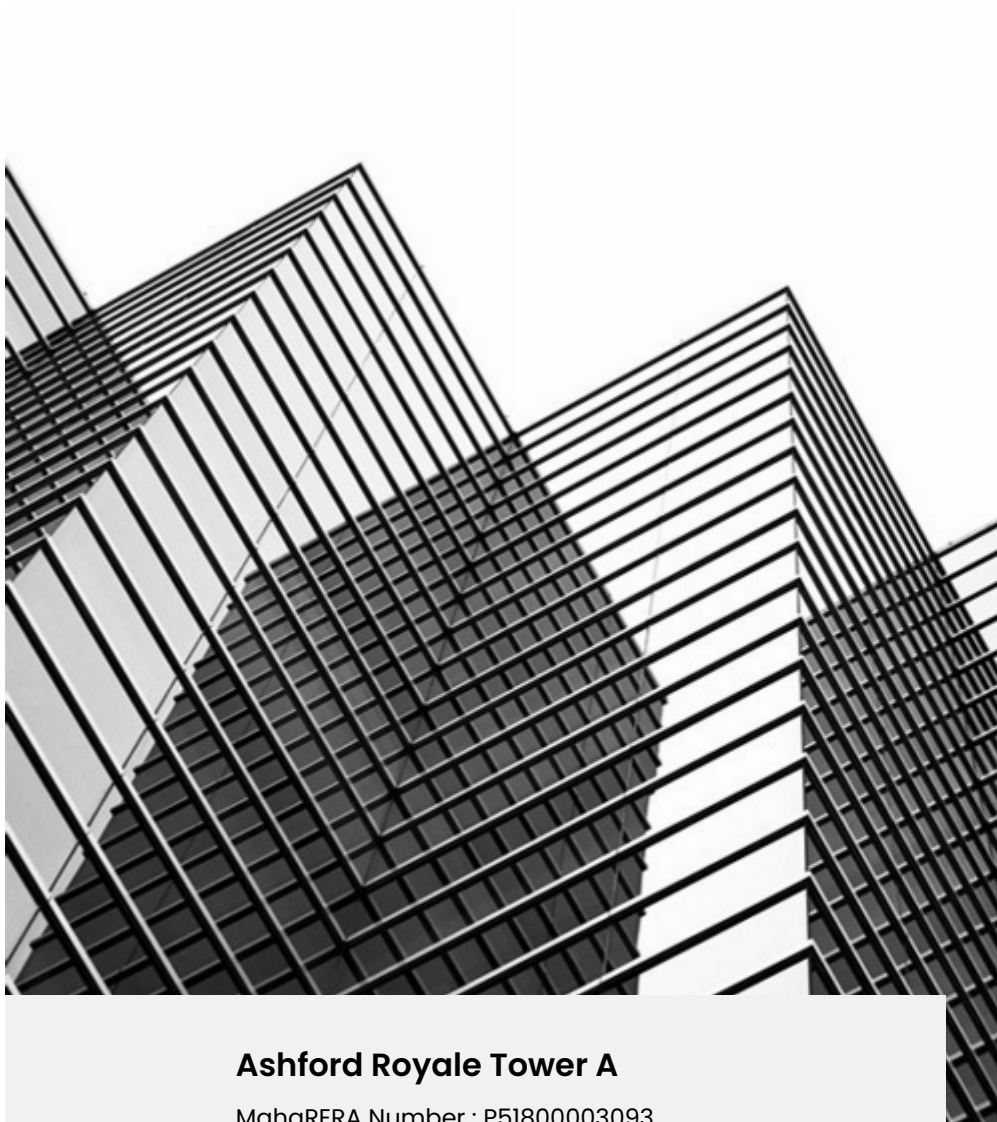


propscience.com

# PROP REPORT



**Ashford Royale Tower A**

MahaRERA Number : P51800003093



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 Nahur. Nahur is a north-eastern suburb of Mumbai and it lies between Mulund and Bhandup. Nahur railway station is on the Central Railway line of the Mumbai Suburban Railway. It is home to numerous malls, shopping marts, theatres and even amusement parks.

Post Office	Police Station	Municipal Ward
Bhandup Industrial Estate	NA	Ward S

### Neighborhood & Surroundings

### Connectivity & Infrastructure

- Chhatrapati Shivaji International Airport **13.1 Km**
- Nahur Bus Stop **100 Mtrs**
- Gorgaon~Mulund Link Road Metro Station, Lal Bahadur Shastri Rd, Bhandup, Salpa Devi Pada, Mulund West, Mumbai, Maharashtra 400078 **2.6 Km**
- Nahur Railway Station **800 Mtrs**
- Eastern Express High Way **1.6 Km**
- Fortis Hospital **900 Mtrs**
- D.A.V International School **2.8 Km**
- R Mall **3.7 Km**

## LAND & APPROVALS

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

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## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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## PROJECT & AMENITIES

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Time Line	Size	Typography
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Completed on 28th February, 2022

7 Acre

3 BHK,4 BHK,Penthouse

## Project Amenities

<b>Sports</b>	Cricket Pitch,Squash Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	Yoga Room / Zone,Steam Room,Sauna
<b>Business &amp; Hospitality</b>	Party Lawn
<b>Eco Friendly Features</b>	Landscaped Gardens,Water Storage

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower A	4	36	3	3 BHK,4 BHK,Penthouse	108
<b>First Habitable Floor</b>				1st Floor	

## Services & Safety

- **Security** : Security System / CCTV,Intercom Facility
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

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## FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1367 sqft
4 BHK	1977 sqft
Penthouse	3160 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Marble Flooring,Vitrified Tiles
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<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform
<b>Finishing</b>	False Ceiling,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	--	--	INR 37500000
4 BHK	--	--	INR 60000000
Penthouse	--	--	INR 94000000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
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5%	5%	INR 40000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	NA	NA

<b>Festive Offers</b>	70% Due with 2 month 10% on Nov. 2021 10% on Dec. 2021 10% on OC received
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,SBI Bank,YES Bank

### 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.
December 2021	1028	9	INR 21400000	INR 20817.12062



<b>October 2021</b>	1366	1	INR 306608024	INR 224456.8258
<b>October 2021</b>	1503	2	INR 26834210	INR 17853.7658
<b>October 2021</b>	1792	NA	INR 40627350	INR 22671.51228
<b>September 2021</b>	972	1	INR 18000000	INR 18518.51852
<b>September 2021</b>	1151	25	INR 24700000	INR 21459.60035
<b>September 2021</b>	2175	5	INR 39652689	INR 18231.12138
<b>August 2021</b>	2175	32	INR 45737895	INR 21028.91724
<b>August 2021</b>	2175	28	INR 44694039	INR 20548.98345
<b>August 2021</b>	2175	10	INR 20000000	INR 9195.402299
<b>August 2021</b>	1028	10	INR 20000000	INR 19455.25292

<b>July 2021</b>	2175	27	INR 44919417	INR 20652.60552
<b>July 2021</b>	1108	33	INR 32500000	INR 29332.12996
<b>July 2021</b>	1329	35	INR 22600000	INR 17005.26712
<b>June 2021</b>	1028	26	INR 22000000	INR 21400.77821
<b>May 2021</b>	1028	26	INR 22000000	INR 21400.77821
<b>April 2021</b>	1517	1	INR 29670000	INR 19558.33883
<b>April 2021</b>	775	17	INR 14239900	INR 18374.06452
<b>April 2021</b>	1028	13	INR 20500000	INR 19941.63424
<b>March 2021</b>	1329	3	INR 10500000	INR 7900.677201

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# PROJECT PROPSCORE

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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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	48
<b>Connectivity</b>	83
<b>Infrastructure</b>	58
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	42
<b>Project</b>	55
<b>People</b>	39
<b>Amenities</b>	50

<b>Building</b>	53
<b>Layout</b>	62
<b>Interiors</b>	53
<b>Pricing</b>	30
<b>Total</b>	<b>50/100</b>

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