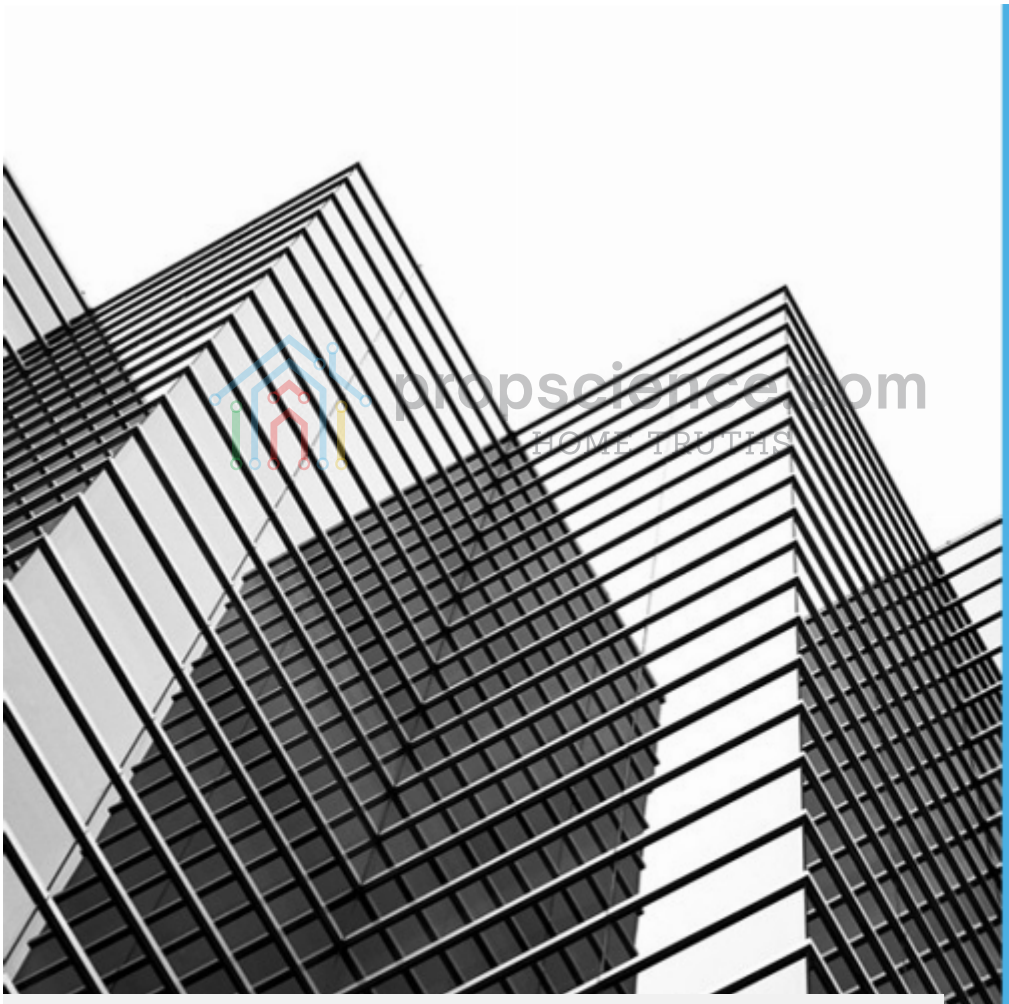
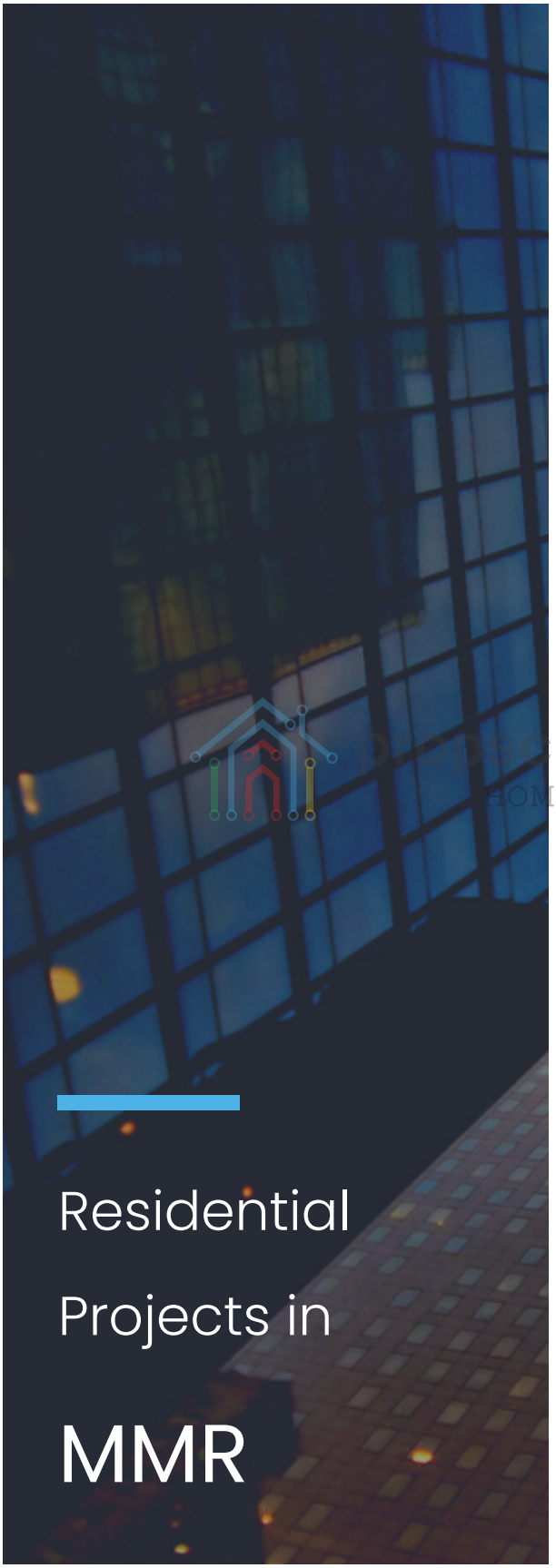
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PROP REPORT



Ashar 16 Wing D

MahaRERA Number : P51700001926



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.

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LOCATION

Post Office	Police Station	Municipal Ward
Wagle I.E.	NA	NA

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 35 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

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- Chhatrapati Shivaji Maharaj International Airport **20.4 Km**
- Khopat Bus Depot **3.0 Km**
- Thane Station **4.2 Km**
- Mumbai Mulund-LBS Marg **2.5 Km**
- Jupiter Hospital **3.1 Km**
- Smt. Sulochanadevi Singhania School **2.2 Km**
- Korum Mall **2.0 Km**
- Big Bazaar Mumbai Mulund-LBS Marg **3.0 Km**

ASHAR 16 WING D

LAND & APPROVALS

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

ASHAR 16 WING D

BUILDER & CONSULTANTS

Ashar Group is a Thane based Real estate company founded by Mr.Ajay Ashar in 2001. It is ranked 17th in MMR-top developers list. To date, they have successfully delivered 4 million sq.ft. of real estate space across various verticals, including residential, commercial, educational, IT parks and infrastructure developments. Ashar Group currently has 3.2 million sq.ft. under development across MMR, Bandra, Thane, Mulund, Nasik. The group has bagged awards such as 'Iconic Super luxury Project 2019' - Times Realty and 'Most Promising Brand 2018' - Times realty and many more.

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Project Funded By	Architect	Civil Contractor
HDFC Bank	NA	NA

ASHAR 16 WING D

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2018	383.43 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Cricket Pitch,Multipurpose Court,Skating Rink,Swimming Pool,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Senior Citizen Zone,Pet Friendly
Business & Hospitality	ATM / Bank Attached,Clubhouse,Multipurpose Hall
Eco Friendly Features	Landscaped Gardens,Solar Pannel,Charging Ports – Electrical Cars

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ASHAR 16 WING D

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Ashar 16 Wing D	2	20	4	1 BHK,2 BHK	80

First Habitable Floor	3rd

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** High Speed Elevators

ASHAR 16 WING D

FLAT INTERIORS

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Configuration	RERA Carpet Range
1 BHK	345 sqft
2 BHK	520 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles,Anti Skid Tiles

Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,False Ceiling,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 8000000
2 BHK	--	--	INR 11700000

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

GST	Stamp Duty	Registration

1%	5%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 500000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Time Linked Payment
Bank Approved Loans	Axis Bank,Bank of Baroda,Bank of India,Canara Bank,Central Bank of India,DHFL Bank,HDFC Bank,IndusInd Bank,PNB Housing Finance Ltd,Punjab & Sind Bank,SBI Bank,Tata Capital

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Transaction History

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

ASHAR 16 WING 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	53
Connectivity	73
Infrastructure	92
Local Environment	80
Land & Approvals	50
Project	71
People	55
Amenities	70
Building	65
Layout	53
Interiors	73
Pricing	30

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Total	**64/100**

ASHAR 16 WING D

Disclaimer

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