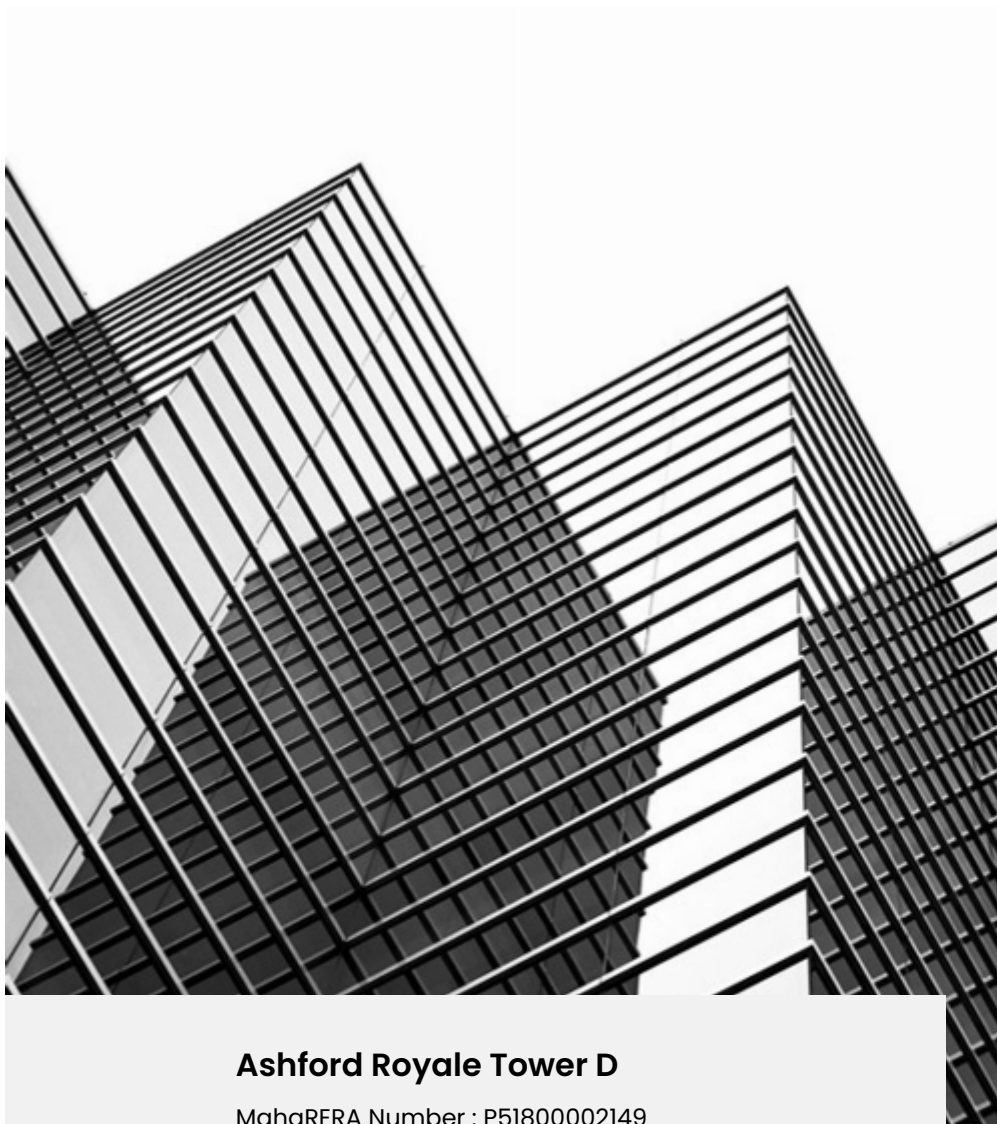


propscience.com

# PROP REPORT



**Ashford Royale Tower D**

MahaRERA Number : P51800002149



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

The locality is prone to traffic jams during rush hour. The air pollution levels are 124 AQI and the noise pollution is 51 to 85 dB .

### 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**
- Ratna Supermarket **1.6 Km**

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ASHFORD ROYALE TOWER

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## LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2021	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
2019 Ready to move	7 Acre	3 BHK,4 BHK

## Project Amenities

<b>Sports</b>	Cricket Pitch,Squash Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym,Indoor Games Area
<b>Leisure</b>	Yoga Room / Zone,Steam Room,Spa,Senior Citizen Zone,Sit-out Area
<b>Business &amp; Hospitality</b>	Party Lawn,Clubhouse
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

ASHFORD ROYALE TOWER

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units

Tower D	4	36	3	3 BHK,4 BHK	108
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First Habitable Floor	1st Floor
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## Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility
- **Fire Safety** : Sprinkler System,CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

## ASHFORD ROYALE TOWER D

## FLAT INTERIORS

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

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

<b>Flooring</b>	Marble Flooring,Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
<b>Finishing</b>	False Ceiling,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	Modular Kitchen

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## COMMERCIALS

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

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	5%	INR 40000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 1000000	INR 0

<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>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,Kotak Bank,SBI Bank,YES Bank

### Transaction History

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

ASHFORD ROYALE TOWER

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## 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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	48
<b>Connectivity</b>	83
<b>Infrastructure</b>	78
<b>Local Environment</b>	70
<b>Land &amp; Approvals</b>	42
<b>Project</b>	69
<b>People</b>	39
<b>Amenities</b>	62
<b>Building</b>	81
<b>Layout</b>	75
<b>Interiors</b>	63
<b>Pricing</b>	63

Total

64/100

ASHFORD ROYALE TOWER

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