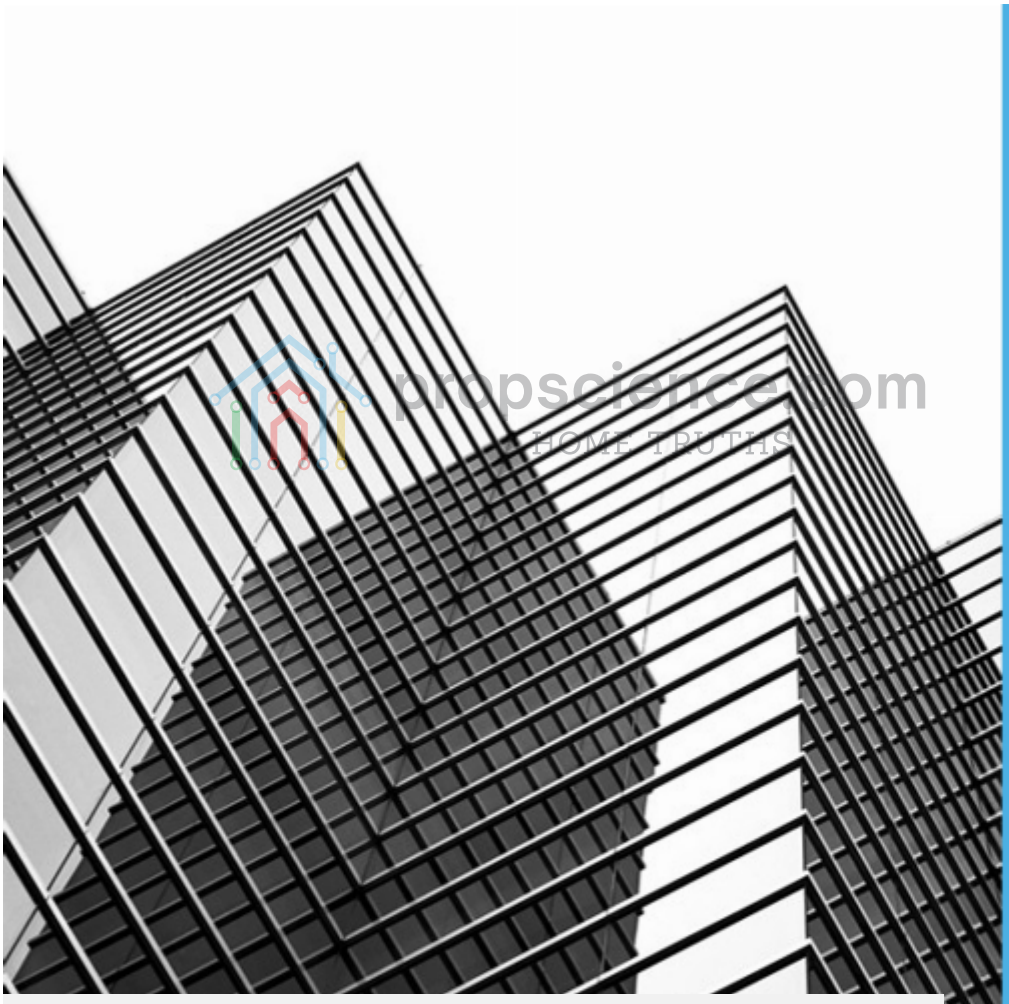
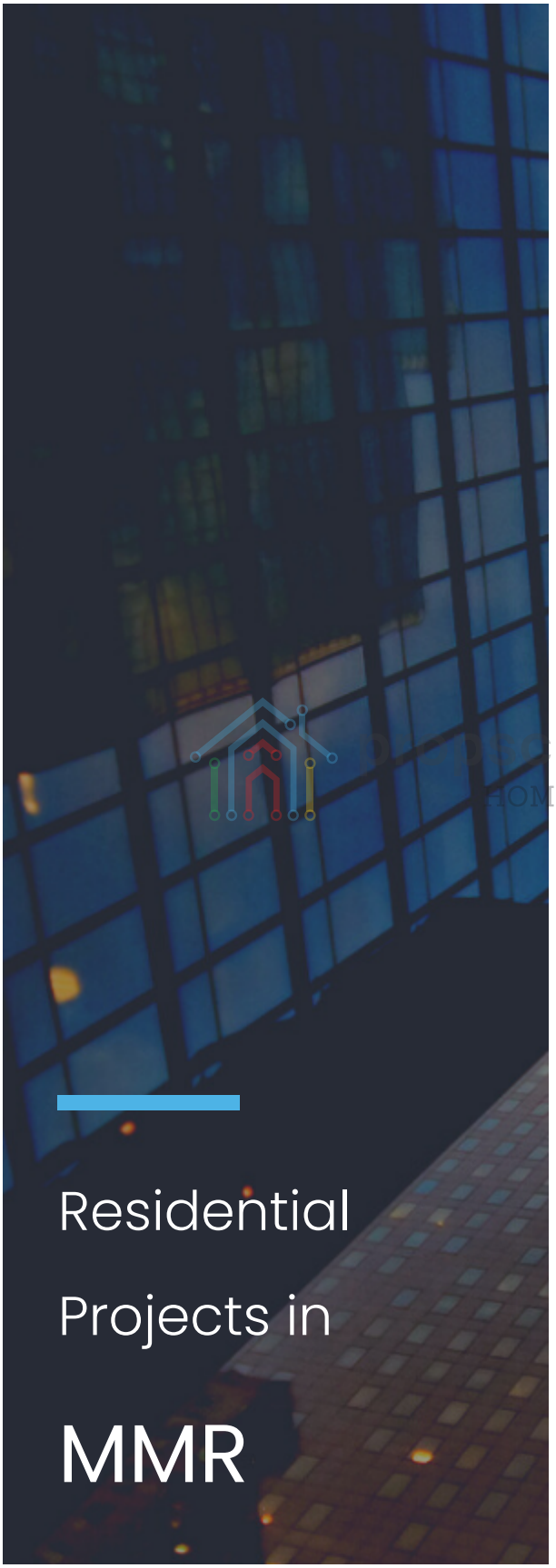
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PROP REPORT



Ashar Axis

MahaRERA Number : P51700032665



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

The project is in Uthalsar. Uthalsar is located in Thane West and belongs to Konkan Division. Marathi is the local language here. Runwal Nagar, D N Nagar, Bhoir Wadi, Azad Nagar and Khopat are nearby localities. Thane Railway Station, Kalva Railway Station is very close to Uthalsar. The weather can be humid as it is close to the Arabian Sea. There are many medical centres, hospitals, educational institutions, and temples in the locality.

Post Office	Police Station	Municipal Ward
Thane Bazar	NA	NA

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Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 45 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **21.9 Km**
- Majiwada Bus Stop **850 Mtrs**
- Thane Railway Station **4.3 Km**
- Ghodbunder Road **850 Mtrs**
- Jupiter Hospital **3.5 Km**
- C.P. Goenka International School **1.7 Km**
- Viviana Mall **3.2 Km**
- Big Bazaar Viviana Mall **3.2 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
June 2022	NA	1

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BUILDER & CONSULTANTS

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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.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2026	5350.47 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Badminton Court,Cricket Pitch,Multipurpose Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Steam Room,Library / Reading Room,Senior Citizen Zone,Pet Friendly,Reflexology Park
Business & Hospitality	Banquet Hall,Conference / Meeting Room,Barbeque Pit,Day Care,ATM / Bank Attached,Clubhouse,Multipurpose Hall
Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage,Solar Pannel,Charging Ports - Electrical Cars

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Ashar Axis	4	38	9	1 BHK,2 BHK	342

First Habitable Floor	1st

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 :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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ASHAR AXIS

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	462 sqft

2 BHK	611 - 678 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	False Ceiling,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	NA

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ASHAR AXIS

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 8500000
2 BHK	--	--	INR 12500000 to 13500000

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

GST	Stamp Duty	Registration
1%	7%	INR 30000

Floor Rise	Parking Charges	Other Charges
NA	INR 300000	INR 0

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

Bank Approved Loans	Bajaj Finance Ltd,Bank of Baroda,Bank of India,Catalyst Trusteeship Limited,IDBI Bank,IDBI Trusteeship Services Limited,Indialbulls Home Loans,IndusInd Bank,L& T Housing Finance Ltd,Punjab & Sind Bank,RBL Bank,Tata Capital

Transaction History

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

ANNEXURE A

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Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
August 2022	437	2	INR 6808610	INR 15580.34
July 2022	653	6	INR 11280200	INR 17274.43
July 2022	437	5	INR 6706970	INR 15347.76
July 2022	437	17	INR 7337600	INR 16790.85
July 2022	437	22	INR 7152800	INR 16367.96
July 2022	437	16	INR 7122770	INR 16299.24
July 2022	588	15	INR 9901457	INR 16839.21

June 2022	588	5	INR 9536690	INR 16218.86
June 2022	437	9	INR 6824780	INR 15617.35
June 2022	462	20	INR 7051160	INR 15262.25
June 2022	437	8	INR 7014200	INR 16050.8
May 2022	632	16	INR 10615520	INR 16796.71
May 2022	653	11	INR 10526264	INR 16119.85
May 2022	437	22	INR 7034900	INR 16098.17
May 2022	437	10	INR 6921800	INR 15839.36
April 2022	437	13	INR 6825242	INR 15618.4
April 2022	437	13	INR 6690800	INR 15310.76
April 2022	437	19	INR 6931040	INR 15860.5
April 2022	437	20	INR 6921800	INR 15839.36
April 2022	437	10	INR 6875600	INR 15733.64

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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.

Category	Score
Place	73
Connectivity	73
Infrastructure	76
Local Environment	100
Land & Approvals	44
Project	71
People	46
Amenities	100

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Building	65
Layout	53
Interiors	63
Pricing	40
Total	**67/100**

ASHAR AXIS

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