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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.

## 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** HOME TRUTHS

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                          |

## 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.

| 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

|  |  |
|--|--|
| <b>Sports</b>  | Badminton Court,Cricket Pitch,Multipurpose Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area |
|  <b>Leisure</b> | Amphitheatre,Yoga Room / Zone,Steam Room,Library / Reading Room,Senior Citizen Zone,Pet Friendly,Reflexology Park                              |
| <b>Business &amp; Hospitality</b>  | Banquet Hall,Conference / Meeting Room,Barbeque Pit,Day Care,ATM / Bank Attached,Clubhouse,Multipurpose Hall                                   |
| <b>Eco Friendly Features</b>   | 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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# 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  
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**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 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         |

|                       |   |
|-----------------------|---|
| <b>Festive Offers</b> | The builder is not offering any festive offers at the moment. |
| <b>Payment Plan</b>   | 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.

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## ANNEXURE A

| Transection<br>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 |



# 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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|                  |               |
|------------------|---------------|
| <b>Building</b>  | 65            |
| <b>Layout</b>    | 53            |
| <b>Interiors</b> | 63            |
| <b>Pricing</b>   | 40            |
| <b>Total</b>     | <b>67/100</b> |

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