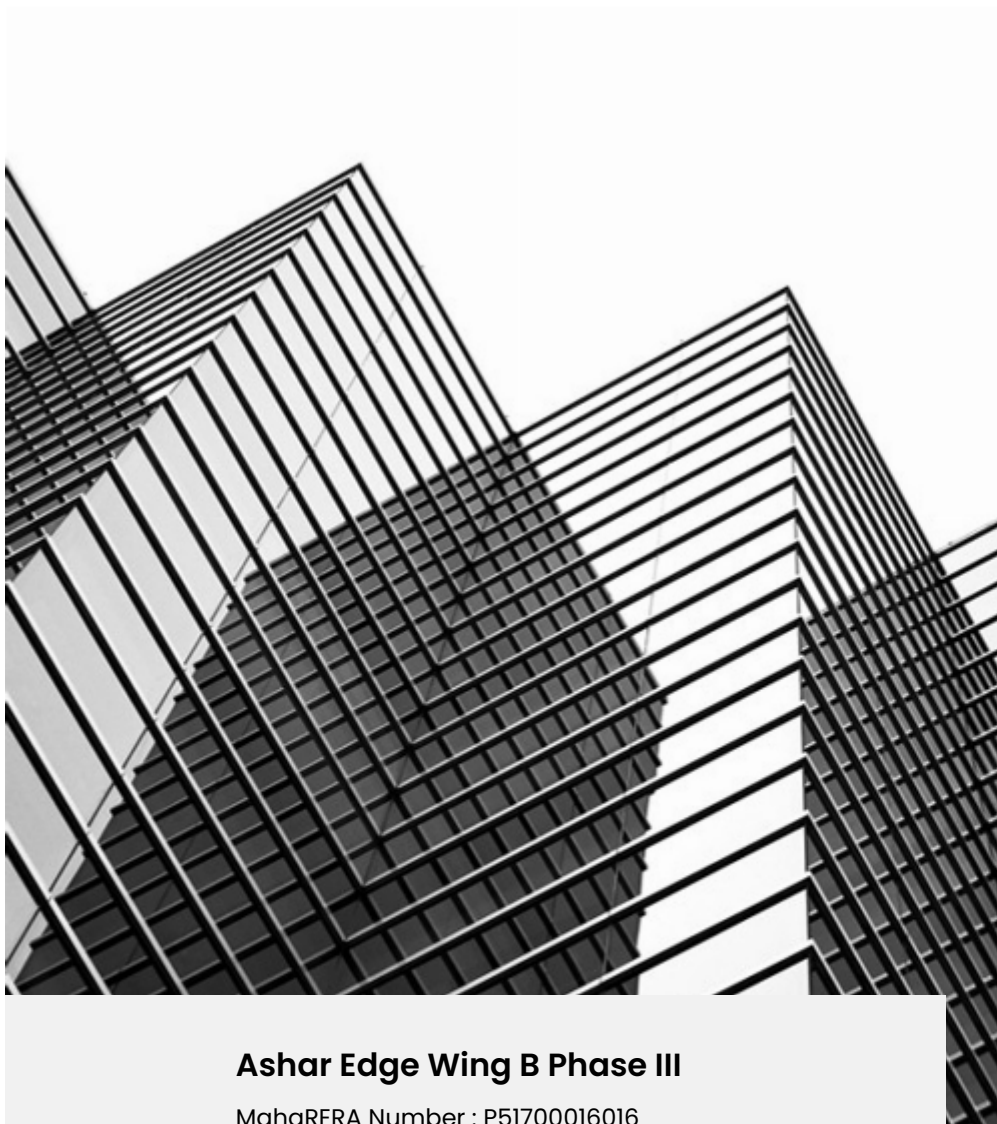


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# PROP REPORT



**Ashar Edge Wing B Phase III**

MahaRERA Number : P51700016016



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 Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is a major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

Post Office	Police Station	Municipal Ward
Apna Bazar	NA	NA

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 35 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **26.5 Km**
- Vasant Vihar **300 Mtrs**
- Thane Station **6.3 Km**
- Ghodbunder Road **1.5 Km**
- Bethany Hospital **2.1 Km**
- Vasant Vihar High School & Jr College **900 Mtrs**
- Viviana Mall **3.3 Km**
- Big Bazaar Viviana Mall **3.3 Km**

ASHAR EDGE WING B

PHASE III

## LAND & APPROVALS

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

ASHAR EDGE WING B

PHASE III

## 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
IndusInd Bank	NA	NA

ASHAR EDGE WING B

PHASE III

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th August, 2022	593.86 Sqmt	1 BHK,2 BHK

### Project Amenities

<b>Sports</b>	Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	Yoga Room / Zone,Senior Citizen Zone,Pet Friendly
<b>Business &amp; Hospitality</b>	ATM / Bank Attached,Clubhouse,Multipurpose Hall
<b>Eco Friendly Features</b>	Rain Water Harvesting,Landscaped Gardens,Water Storage,Eco Friendly Paint,Solar Pannel,Charging Ports - Electrical Cars

ASHAR EDGE WING B

PHASE III

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing B Phase III	5	33	6	1 BHK,2 BHK	198

First Habitable Floor	3rd
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## Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,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,Goods Lift,Auto Rescue Device (ARD)

ASHAR EDGE WING B  
PHASE III

# FLAT INTERIORS

Configuration	RERA Carpet Range
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1 BHK	424 sqft
2 BHK	653 sqft

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

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

ASHAR EDGE WING B  
PHASE III

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 8500000
2 BHK	--	--	INR 13000000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
1%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 700000	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**

Axis Bank,Bank of Baroda,Bank of India,Canara Bank,Catalyst  
Trusteeship Limited,DHFL Bank,HDFC Bank,IDBI Bank,IIFL  
Bank,IndusInd Bank,LIC Housing Finance Ltd,PNB Housing  
Finance Ltd,Punjab & Sind Bank,Tata Capital

**Transaction History**

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

ASHAR EDGE WING B  
PHASE III

## ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
August 2022	386	5	INR 9538840	INR 24712.02
May 2022	594	2	INR 13932300	INR 23455.05
March 2022	594	5	INR 11734500	INR 19755.05
February 2022	386	20	INR 8559200	INR 22174.09
January 2022	386	4	INR 9184800	INR 23794.82

<b>October 2021</b>	594	2	INR 11646800	INR 19607.41
<b>September 2021</b>	594	2	INR 11777400	INR 19827.27
<b>July 2021</b>	594	33	INR 11603900	INR 19535.19
<b>July 2021</b>	594	31	INR 10012341	INR 16855.79
<b>June 2021</b>	594	32	INR 9800116	INR 16498.51
<b>June 2021</b>	386	19	INR 7499200	INR 19427.98
<b>May 2021</b>	594	31	INR 11342700	INR 19095.45
<b>May 2021</b>	594	30	INR 11212100	INR 18875.59
<b>April 2021</b>	386	23	INR 7456800	INR 19318.13
<b>April 2021</b>	594	11	INR 11454875	INR 19284.3
<b>March 2021</b>	594	28	INR 11310050	INR 19040.49
<b>March 2021</b>	386	6	INR 7510000	INR 19455.96
<b>March 2021</b>	386	12	INR 7489240	INR 19402.18

## 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	65
Infrastructure	84
Local Environment	100
Land & Approvals	50
Project	71
People	55

<b>Amenities</b>	84
<b>Building</b>	68
<b>Layout</b>	56
<b>Interiors</b>	63
<b>Pricing</b>	40
<b>Total</b>	<b>67/100</b>

ASHAR EDGE WING B  
PHASE III

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