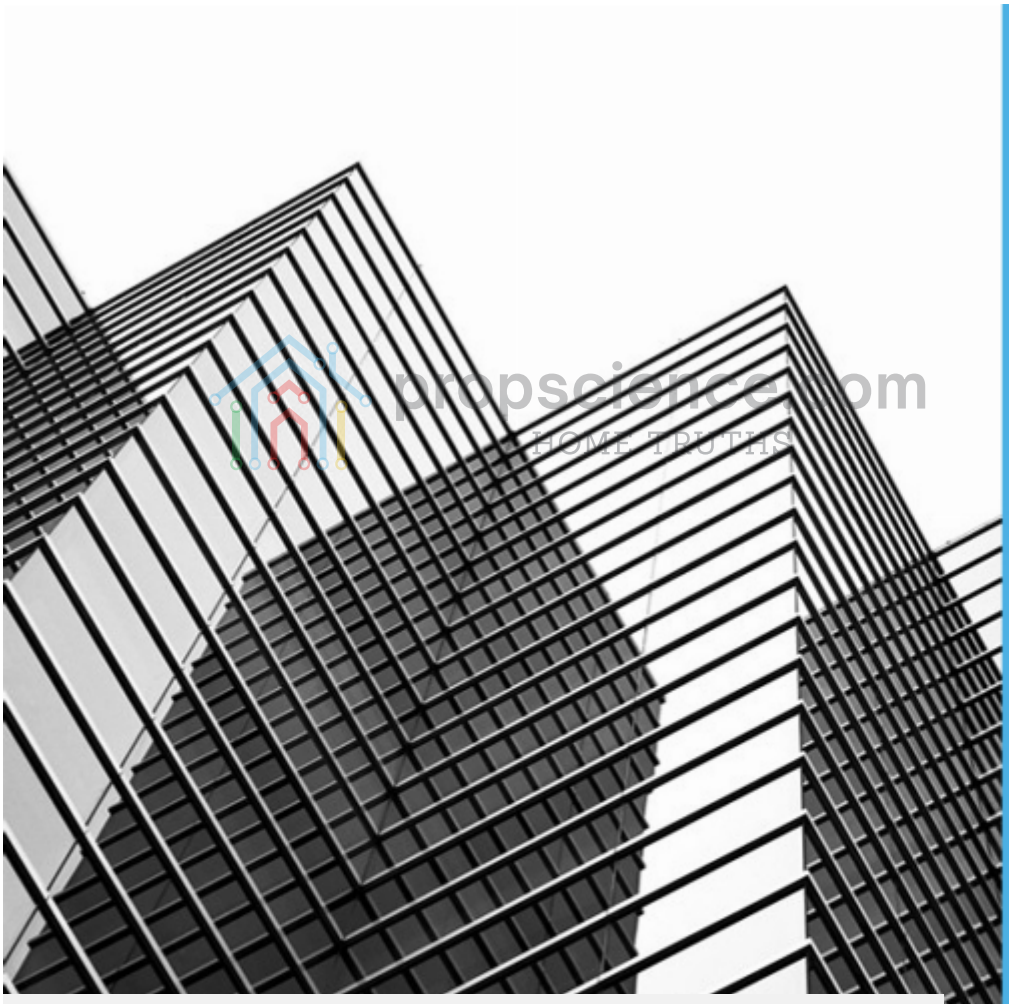
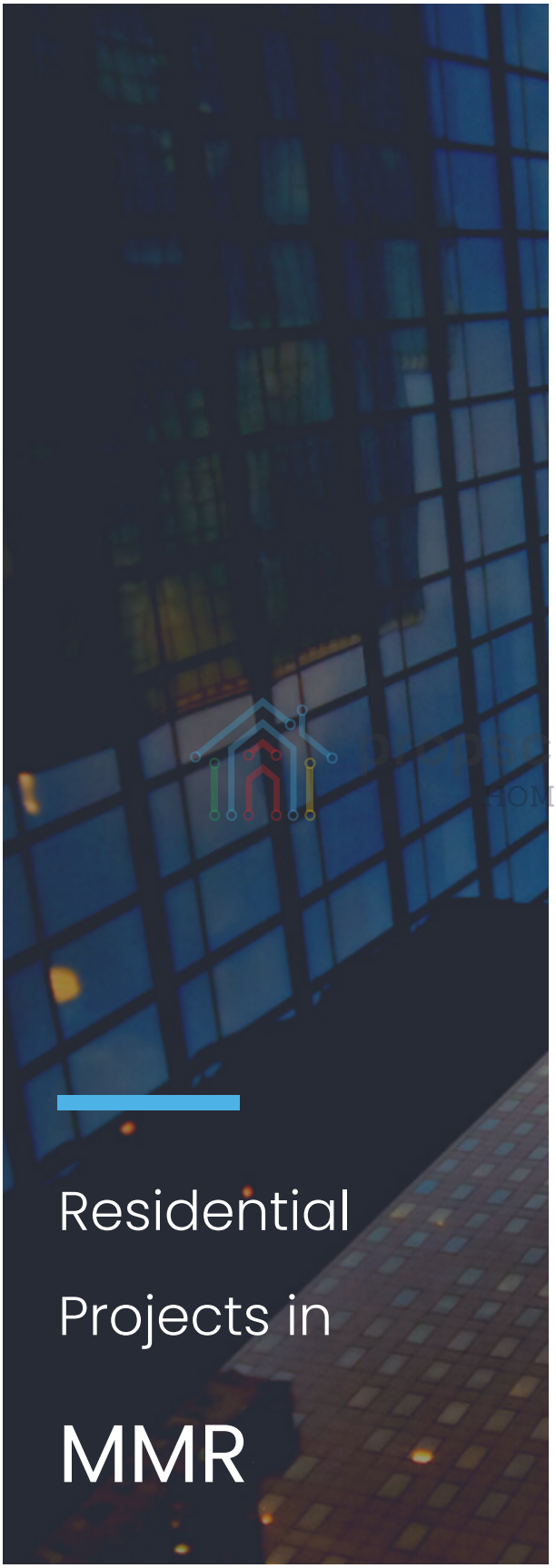
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PROP REPORT



Ashar Aria

MahaRERA Number : P51700017518



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 Kalwa. Kalwa is an industrial and commercial area located around Belapur in the Thane district, Maharashtra. It is well connected with other parts of Mumbai via the Pune-Mumbai Highway and Kalwa-Belapur Road. The closest train station to the suburban train network is Kalva Station. On July 29, 2014, Calva and Mumbra became the first railway station in the country to provide free WiFi access for travellers and the public. Construction of the third Kalwa Bridge is also nearing completion, which will ease traffic at the Kalwa Road junction, the Pune Road junction, and Thane Belapur Road in Mumbai. Kalwa itself is a major industrial centre, with companies such as CSC Pharmaceuticals, Deccan Industries, Dortmund Laboratories Pvt Ltd, and Lakhani Industries Limited. They can reach the centres of Navi Mumbai, Airoli, and Thane within an hour.

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Post Office	Police Station	Municipal Ward
Kalwa	Kalwa MIDC Police Station	NA

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 35 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **24.9 Km**
- Kalwa Naka **2.9 Km**
- Thane Railway Station **5.1 Km**
- Thane - Belapur Rd **2.9 Km**
- Sapphire Hospital **100 Mtrs**
- C.P.Goenka International School **4.3 Km**
- Viviana Mall **4.1 Km**
- Kalwa Super Market **1.3 Km**

ASHAR ARIA

LAND & APPROVALS

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

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ASHAR ARIA

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 28th February, 2023	7162.49 Sqmt	1 BHK,2 BHK

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Project Amenities

Sports	Cricket Pitch,Skating Rink,Swimming Pool,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Pet Friendly
Business & Hospitality	Barbeque Pit,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Ashar Aria	4	46	8	1 BHK,2 BHK	368

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

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ASHAR ARIA

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	426 sqft

2 BHK	643 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	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 7881000
2 BHK	--	--	INR 11895500

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

GST	Stamp Duty	Registration
1%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 0	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	DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd

Transaction History

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

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	65
Infrastructure	76
Local Environment	100
Land & Approvals	44
Project	76
People	46
Amenities	70

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

ASHAR ARIA

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