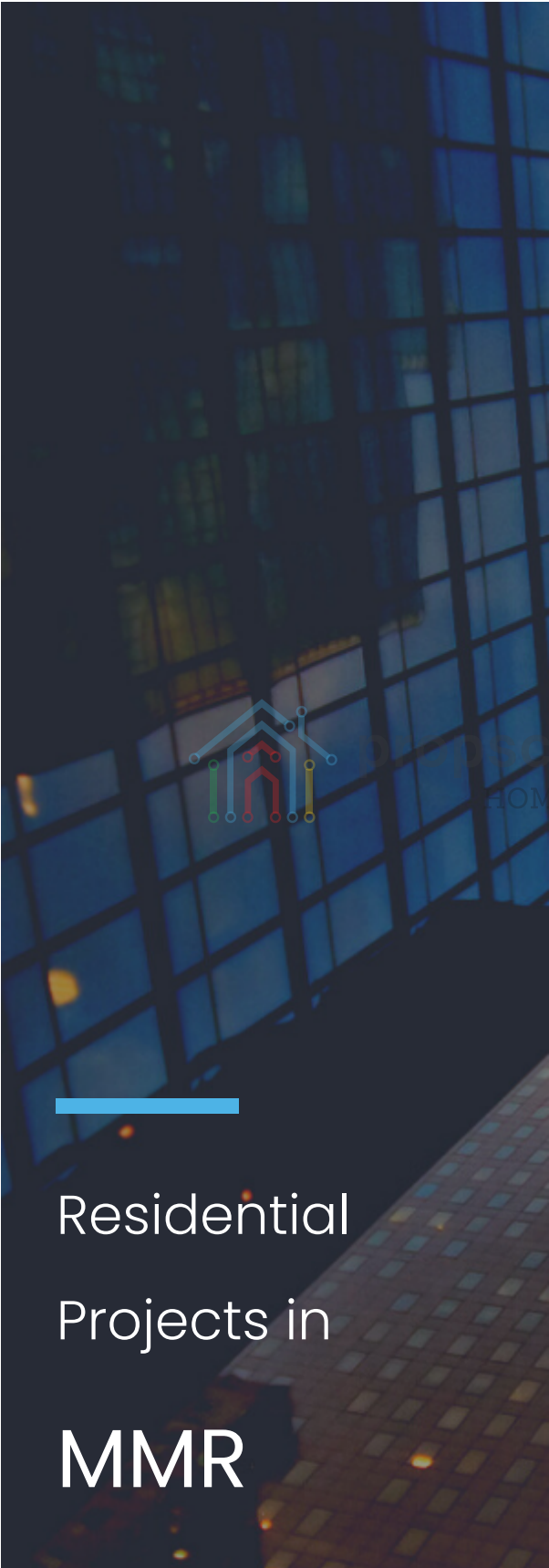


PROP REPORT



Ashar Titan

MahaRERA Number : P51800045812



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 Ghatkopar (East). Ghatkopar is a suburb in eastern Mumbai. The area is served by the railway station on the Central Line of the Mumbai Suburban Railway and the metro station on Line 1 of the Mumbai Metro. Ghatkopar East is a suburb residential locality in Eastern Mumbai primarily having multi-storey mid and luxury segment residential developments.

Post Office	Police Station	Municipal Ward
Rajawadi	NA	Ward N

Neighborhood & Surroundings



propscience.com

HOME TRUTHS

The locality is prone to traffic jams during rush hour. The air pollution levels are 381 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **6.4 Km**
- Odeon Cinema Bus Stop **220 Mtrs**
- Vivo Ghatkopar Metro Station **1.3 Km**
- Ghatkopar Railway Station **1.4 Km**
- Eastern Express Highway **3.6 Km**
- Parakh Hospital **850 Mtrs**
- P. G. Garodaia (ICSE) School **650 Mtrs**
- R Odeon Mall **130 Mtrs**
- R City Mall **3.3 Km**

LAND & APPROVALS

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

ASHAR TITAN

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

ASHAR TITAN

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2026	0.6 Acre	2 BHK,3 BHK,4 BHK,4.5 BHK

Project Amenities

Sports	Multipurpose Court,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Deck Area,Sit-out Area,Reflexology Park
Business & Hospitality	Barbeque Pit
Eco Friendly Features	Waste Segregation,Landscaped Gardens,STP Plant

ASHAR TITAN

BUILDING LAYOUT

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

Ashar Titan- Wing A & Wing B	3	15	4	2 BHK,3 BHK,4 BHK,4.5 BHK	60
First Habitable Floor				2nd floor	

Services & Safety

- **Security :** Security System / CCTV,Security Staff,Video Door Phone,Earthquake Resistant Design
- **Fire Safety :** Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

ASHAR TITAN



propscience.com
HOME TRUTHS

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	678 sqft
3 BHK	944 sqft
4 BHK	1372 sqft
4.5 BHK	1816 sqft

Floor To Ceiling Height	Greater than 10 feet
Views Available	Road View / No View

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames
HVAC Service	NA
Technology	WIFI enabled
White Goods	NA

ASHAR TITAN

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 41500	INR 28137000	INR 30980700
3 BHK	INR 41500	INR 39176000	INR 43123600

4 BHK	INR 41500	INR 56938000	INR 62661800
4.5 BHK	INR 41500	INR 75364000	INR 82930400

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

GST	Stamp Duty	Registration
5%	5%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 1000000	NA



propscience.com

Festive Offers	HOME TRUTHS The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	HDFC Bank

Transaction History

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

ASHAR TITAN

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	55
 Connectivity	73
Infrastructure	78
Local Environment	63
Land & Approvals	50
Project	59
People	46
Amenities	54

Building	63
Layout	70
Interiors	55
Pricing	50
Total	60/100

ASHAR TITAN



Disclaimer

propscience.com

HOME TRUTHS

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.