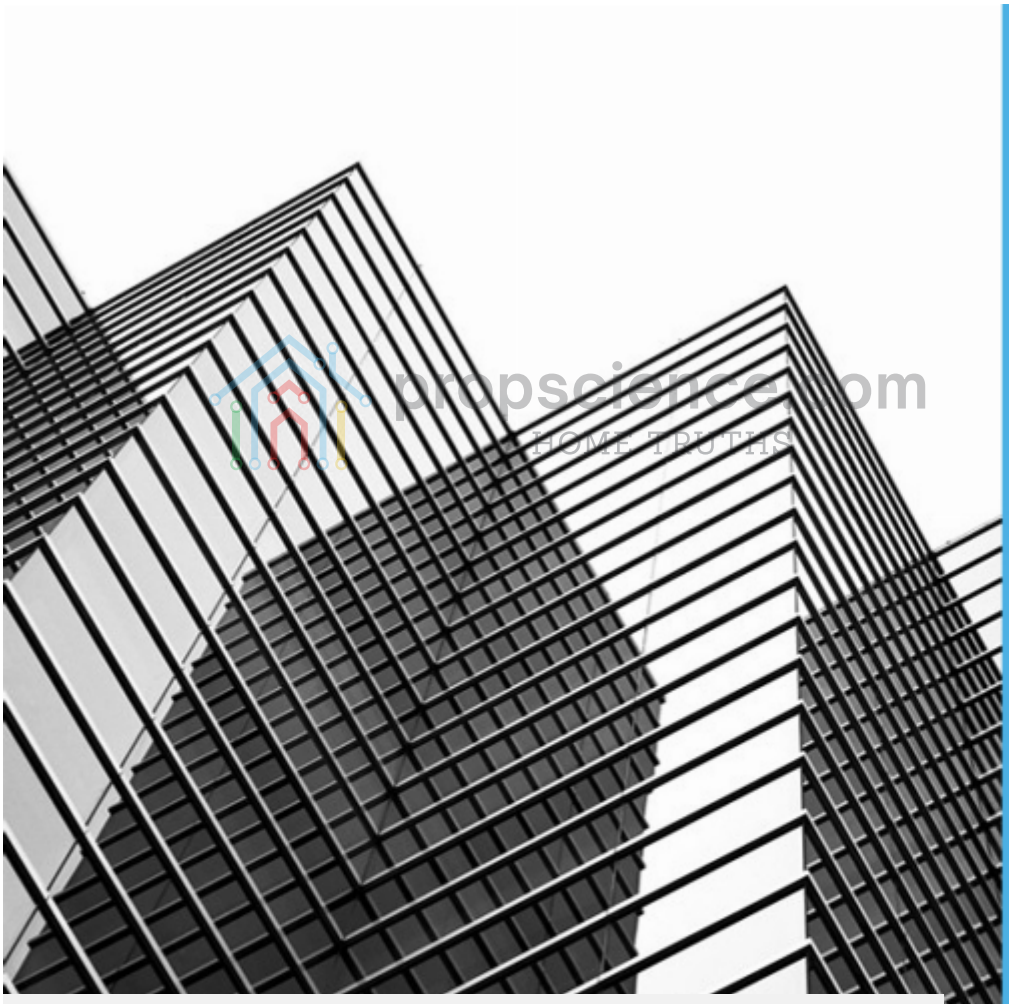
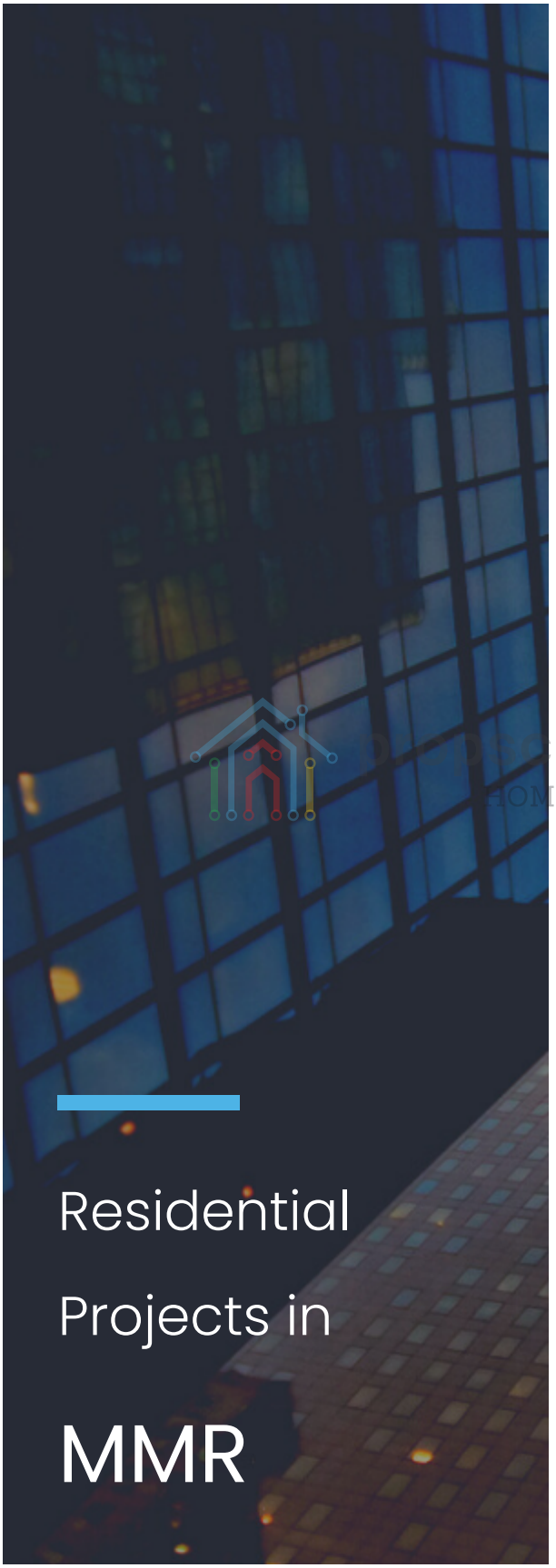
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PROP REPORT



Ashar 16 Wing A Phase IV

MahaRERA Number : P51700001169



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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ASHAR 16 WING A PHASE IV

LOCATION

Post Office	Police Station	Municipal Ward
Wagle I.E.	NA	NA

Neighborhood & Surroundings

Connectivity & Infrastructure

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- Chhatrapati Shivaji Maharaj International Airport **20.4 Km**
- Thane Station **4.2 Km**
- Jupiter Hospital **3.1 Km**
- Smt. Sulochanadevi Singhania School **2.2 Km**
- Korum Mall **2.0 Km**
- BB-MUMBAI- MULUND-LBS MARG **3.0 Km**

ASHAR 16 WING A PHASE IV

LAND & APPROVALS

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

ASHAR 16 WING A PHASE IV

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.

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

ASHAR 16 WING A PHASE IV

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2018	7465.15 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Cricket Pitch,Multipurpose Court,Skating Rink,Swimming Pool,Kids Play Area,Kids Pool,Gymnasium
Leisure	Senior Citizen Zone,Pet Friendly
Business & Hospitality	Visitor's Room,Clubhouse
Eco Friendly Features	Landscaped Gardens

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ASHAR 16 WING A PHASE IV

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Ashar 16 Wing B	2	20	4	1 BHK,2 BHK	80

First Habitable Floor	3rd

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Power Back-up Generator
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

ASHAR 16 WING A PHASE IV

FLAT INTERIORS

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Configuration	RERA Carpet Range
1 BHK	345 sqft
2 BHK	520 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles,Anti Skid Tiles

Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

ASHAR 16 WING A PHASE IV

COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 22500	INR 11700000	INR 11500000
1 BHK	INR 23188.41	INR 8000000	INR 7762500

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

GST	Stamp Duty	Registration
1%	4%	INR 30000

Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,Bank of Baroda,Bank of India,DHFL Bank,HDFC Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

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ASHAR 16 WING A PHASE IV

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	38
Infrastructure	92
Local Environment	30
Land & Approvals	50
Project	68
People	46
Amenities	50
Building	53
Layout	38
Interiors	53
Pricing	30
Total	50/100

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