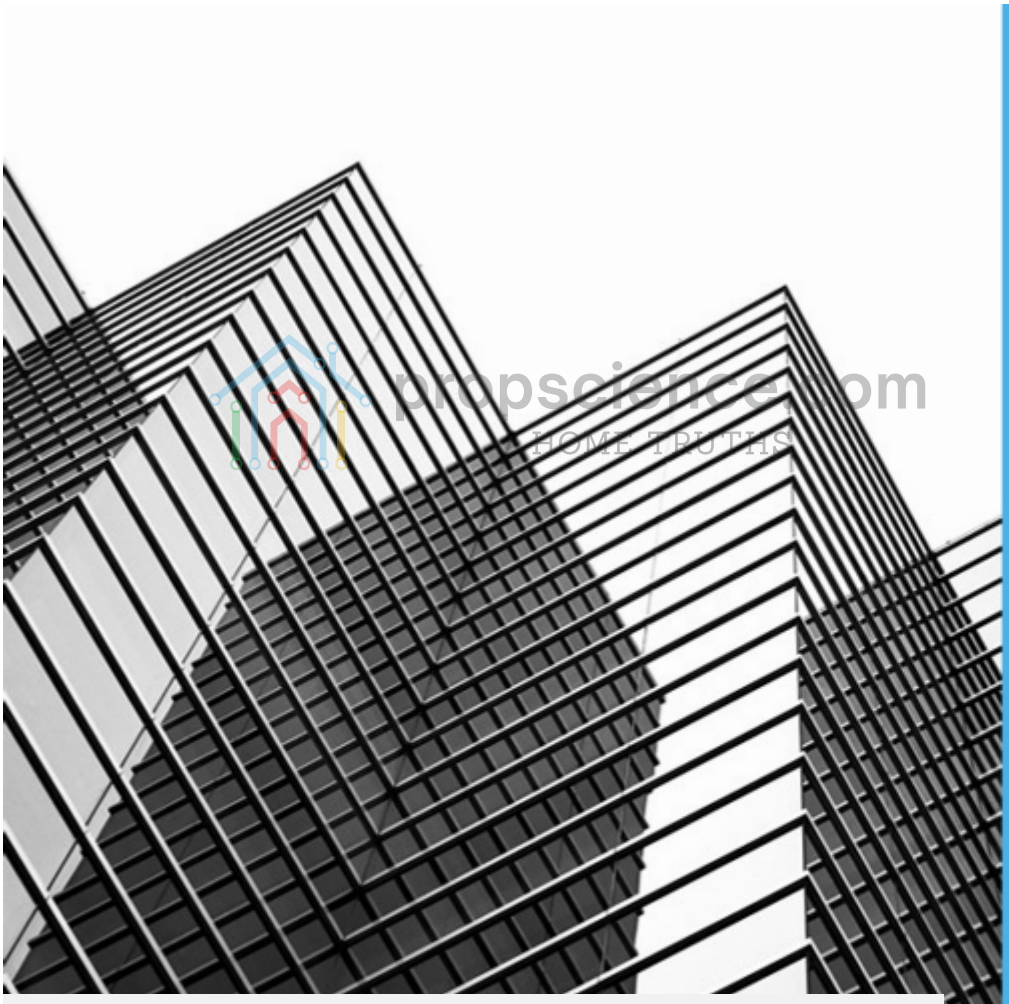
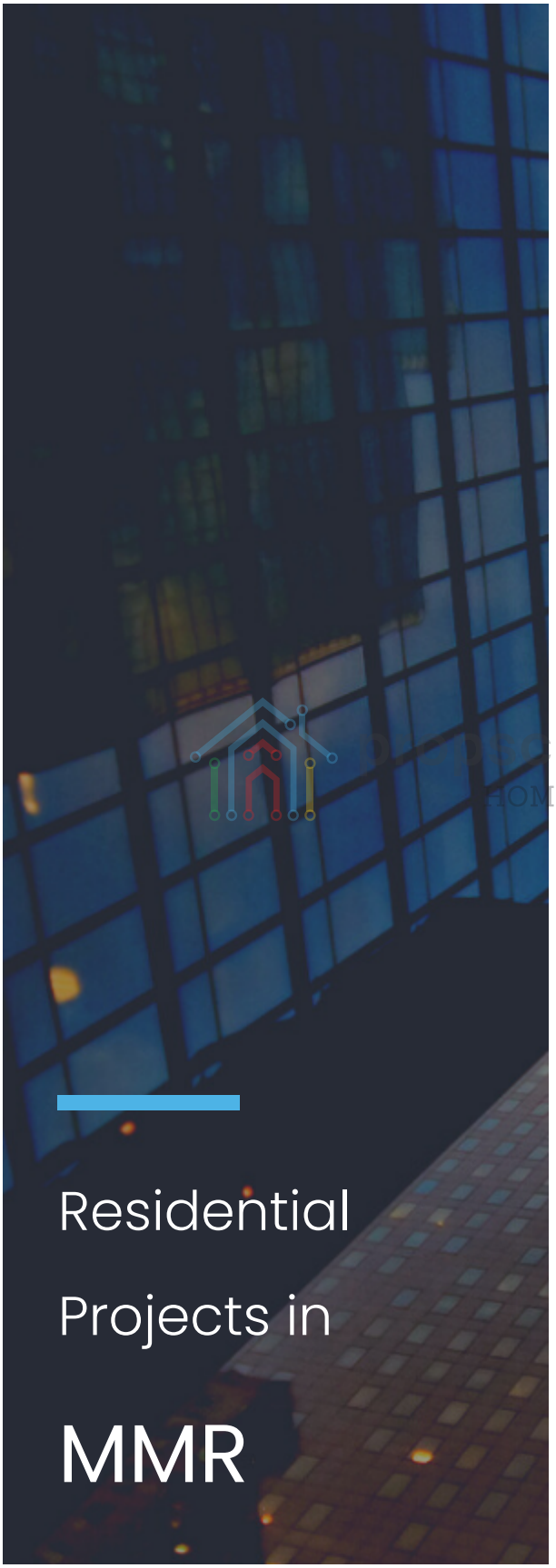
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PROP REPORT



Ashford Royale Tower A

MahaRERA Number : P51800003093



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 Nahur. Nahur is a north-eastern suburb of Mumbai and it lies between Mulund and Bhandup. Nahur railway station is on the Central Railway line of the Mumbai Suburban Railway. It is home to numerous malls, shopping marts, theatres and even amusement parks.

Post Office	Police Station	Municipal Ward
Bhandup Industrial Estate	NA	Ward S

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Neighborhood & Surroundings

Connectivity & Infrastructure

- Chhatrapati Shivaji International Airport **13.1 Km**
- Nahur Bus Stop **100 Mtrs**
- Gorgaon~Mulund Link Road Metro Station, Lal Bahadur Shastri Rd, Bhandup, Salpa Devi Pada, Mulund West, Mumbai, Maharashtra 400078 **2.6 Km**
- Nahur Railway Station **800 Mtrs**
- Eastern Express High Way **1.6 Km**
- Fortis Hospital **900 Mtrs**
- D.A.V International School **2.8 Km**
- R Mall **3.7 Km**

LAND & APPROVALS

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

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BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 28th February, 2022	7 Acre	3 BHK,4 BHK,Penthouse

Project Amenities

Sports	Cricket Pitch,Squash Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Steam Room,Sauna
Business & Hospitality	Party Lawn
Eco Friendly Features	Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower A	4	36	3	3 BHK,4 BHK,Penthouse	108

First Habitable Floor	1st Floor

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

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FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1367 sqft
4 BHK	1977 sqft
Penthouse	3160 sqft

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Floor To Ceiling Height	NA
Views Available	NA

Flooring	Marble Flooring,Vitrified Tiles

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

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COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	--	--	INR 37500000
4 BHK	--	--	INR 60000000
Penthouse	--	--	INR 94000000

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

GST	Stamp Duty	Registration

5%	5%	INR 40000
Floor Rise	**Parking Charges**	**Other Charges**
NA	NA	NA

Festive Offers	70% Due with 2 month 10% on Nov. 2021 10% on Dec. 2021 10% on OC received
Payment Plan	NA
Bank Approved Loans	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,SBI Bank,YES Bank

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Transaction History

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

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
December 2021	1028	9	INR 21400000	INR 20817.12062

October 2021	1366	1	INR 306608024	INR 224456.8258
October 2021	1503	2	INR 26834210	INR 17853.7658
October 2021	1792	NA	INR 40627350	INR 22671.51228
September 2021	972	1	INR 18000000	INR 18518.51852
September 2021	1151	25	INR 24700000	INR 21459.60035
September 2021	2175	5	INR 39652689	INR 18231.12138
August 2021	2175	32	INR 45737895	INR 21028.91724
August 2021	2175	28	INR 44694039	INR 20548.98345
August 2021	2175	10	INR 20000000	INR 9195.402299
August 2021	1028	10	INR 20000000	INR 19455.25292

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July 2021	2175	27	INR 44919417	INR 20652.60552
July 2021	1108	33	INR 32500000	INR 29332.12996
July 2021	1329	35	INR 22600000	INR 17005.26712
June 2021	1028	26	INR 22000000	INR 21400.77821
May 2021	1028	26	INR 22000000	INR 21400.77821
April 2021	1517	1	INR 29670000	INR 19558.33883
April 2021	775	17	INR 14239900	INR 18374.06452
April 2021	1028	13	INR 20500000	INR 19941.63424
March 2021	1329	3	INR 10500000	INR 7900.677201

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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	48
Connectivity	83
Infrastructure	58
Local Environment	30
Land & Approvals	42
Project	55
People	39
Amenities	50

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Building	53
Layout	62
Interiors	53
Pricing	30
Total	**50/100**

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