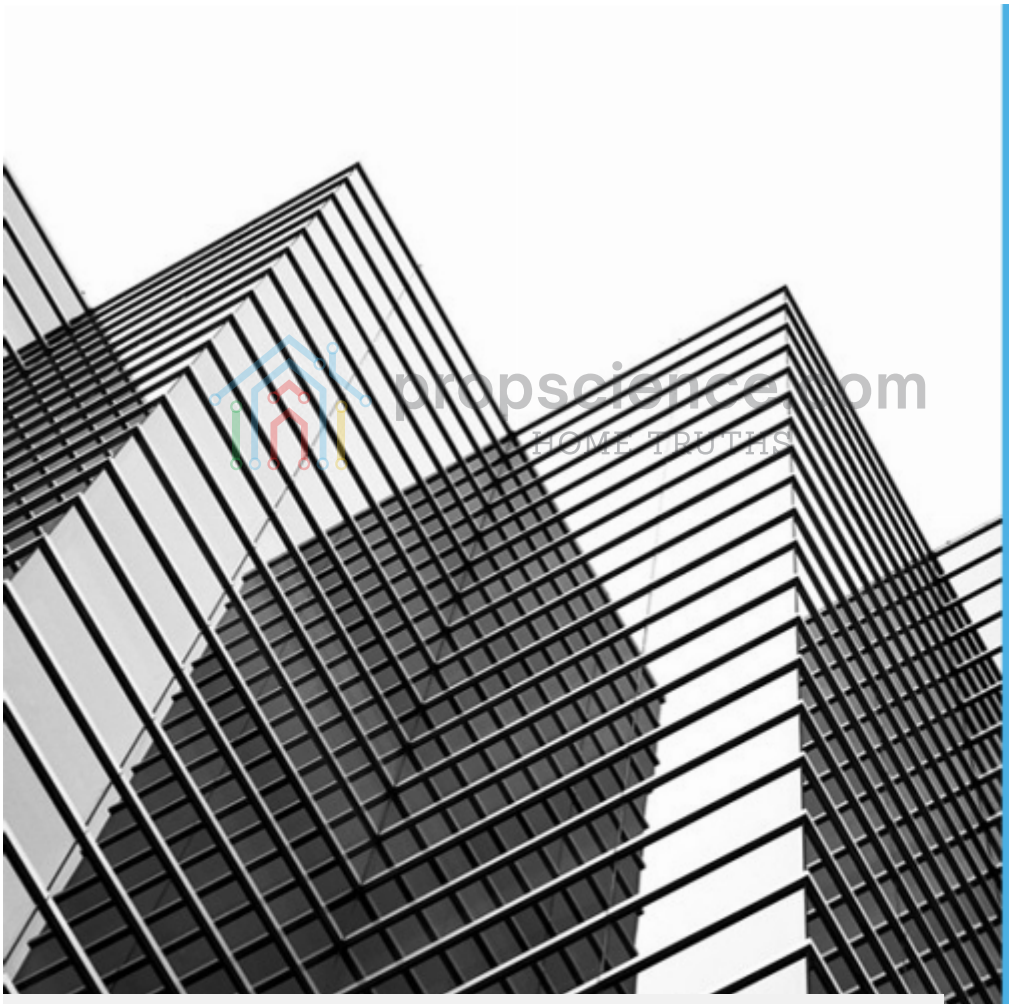
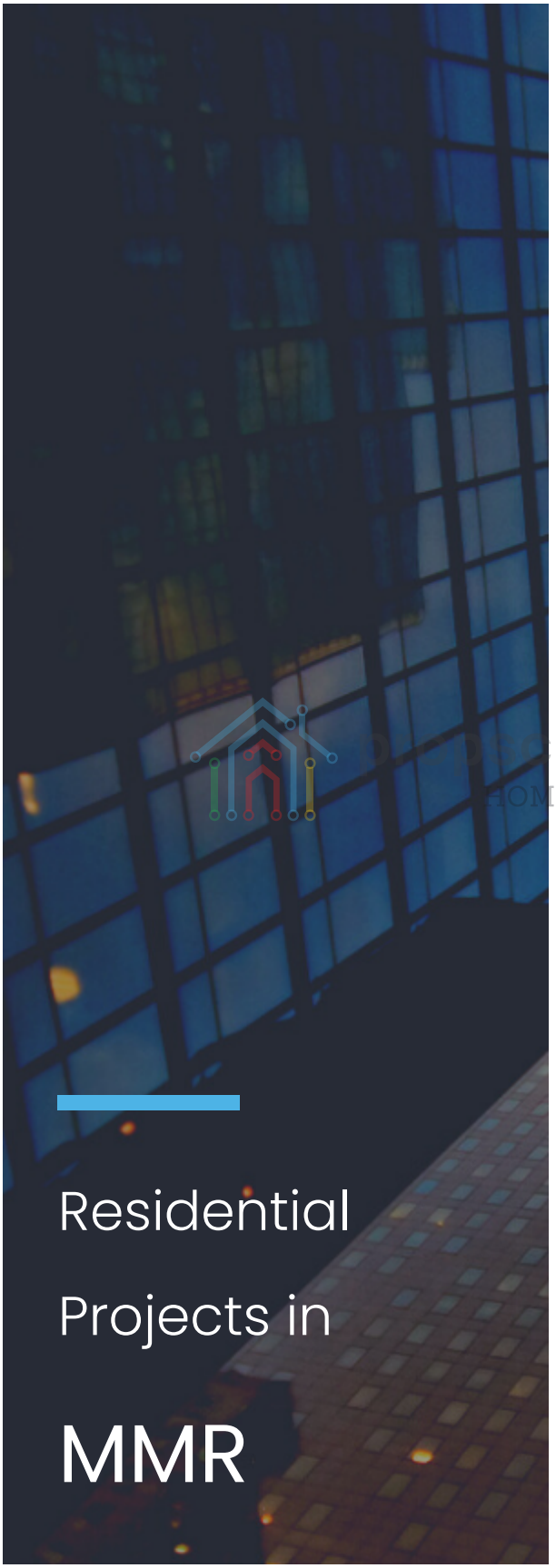
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PROP REPORT



Ashar Edge Phase 2 (Wing A)

MahaRERA Number : P51700016015



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 EDGE PHASE 2
(WING A)

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 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

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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 Railway Station **6.3 Km**
- Godbunder 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 PHASE 2
(WING A)

LAND & APPROVALS

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

ASHAR EDGE PHASE 2
(WING A)

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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
L& T Housing Finance Ltd	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th August, 2022	5194.73 Sqmt	1 BHK,2 BHK

Project Amenities

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

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	4	33	5	1 BHK,2 BHK	165

First Habitable Floor	5th

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,Stretcher Lift,Auto Rescue Device

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ASHAR EDGE PHASE 2 (WING A)

FLAT INTERIORS

Configuration	RERA Carpet Range

1 BHK	386 - 456 sqft
2 BHK	595 sqft

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

Flooring	Marble 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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ASHAR EDGE PHASE 2 (WING A)

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 8492000 to 10032000
2 BHK	--	--	INR 13090000

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

GST	Stamp Duty	Registration
1%	6%	INR 30000

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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	Construction Linked Payment

Bank Approved Loans	Axis Bank,DHFL Bank,HDFC 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.

ASHAR EDGE PHASE 2 (WING A)

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
July 2022	456	1	INR 10960880	INR 24037.02
May 2022	386	14	INR 8909200	INR 23080.83
March 2022	594	6	INR 13171100	INR 22173.57
February 2022	386	31	INR 8798760	INR 22794.72
February 2022	594	8	INR 13203750	INR 22228.54
October 2021	386	16	INR 7624490	INR 19752.56

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September 2021	386	26	INR 7647800	INR 19812.95
September 2021	386	10	INR 7573600	INR 19620.73
August 2021	594	15	INR 11777400	INR 19827.27
July 2021	386	29	INR 7425000	INR 19235.75
July 2021	594	21	INR 11777400	INR 19827.27
July 2021	594	15	INR 11744750	INR 19772.31
June 2021	594	25	INR 11000000	INR 18518.52
June 2021	594	26	INR 11030566	INR 18569.98
April 2021	594	28	INR 11899875	INR 20033.46
March 2021	386	19	INR 7414400	INR 19208.29
March 2021	594	31	INR 11548850	INR 19442.51

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ASHAR EDGE PHASE 2 (WING 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	73
Connectivity	65
Infrastructure	84
Local Environment	100
Land & Approvals	50
Project	71
People	55
Amenities	84

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Building	68
Layout	53
Interiors	63
Pricing	40
Total	**67/100**

ASHAR EDGE PHASE 2 (WING A)

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