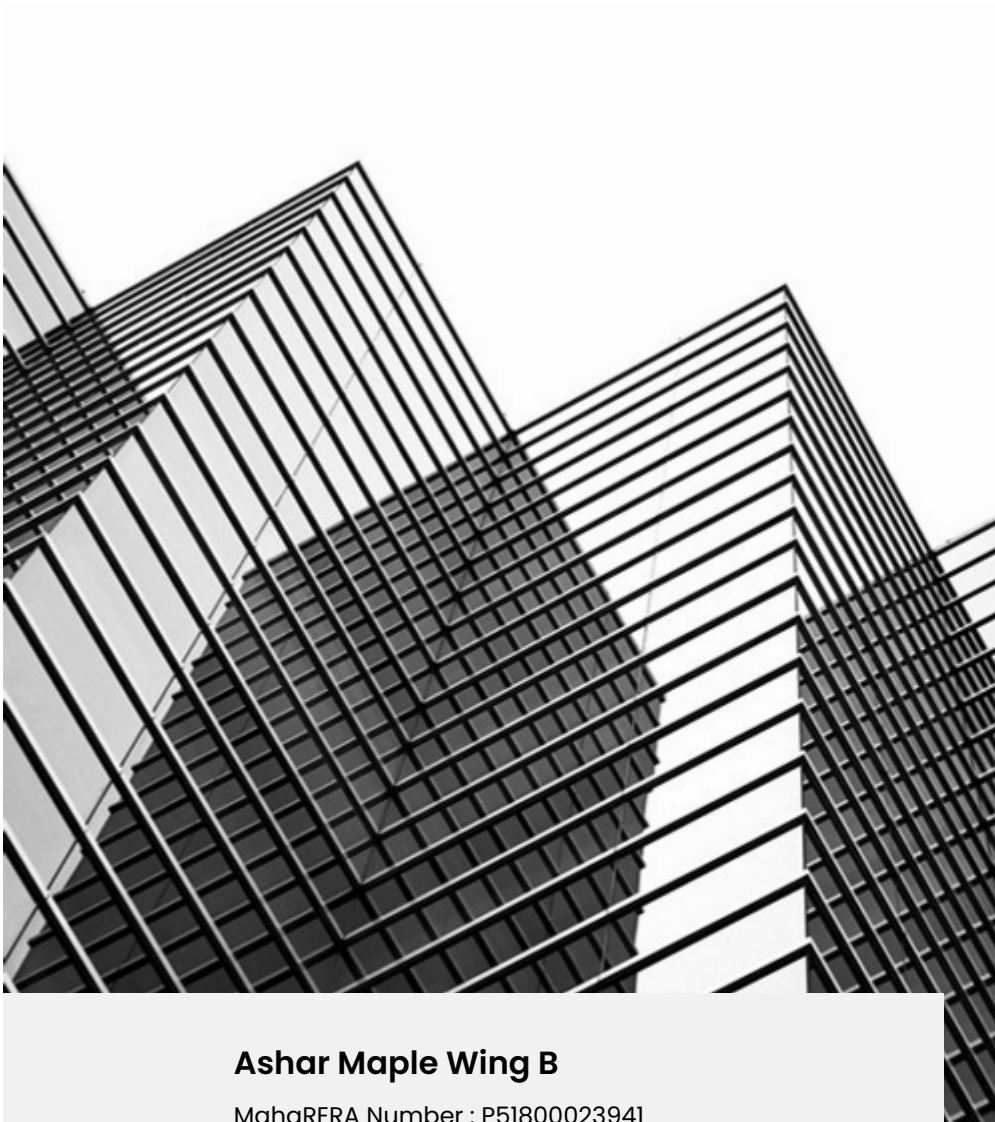


propscience.com

PROP REPORT



Ashar Maple Wing B

MahaRERA Number : P51800023941



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 Mulund (West). Mulund is a suburb in the north-east of Mumbai. It is also a railway station on the Central Railway line of the Mumbai Suburban Railway. Mulund marks the end of Mumbai city. It is said to be the earliest planned neighborhood of Mumbai city. Mulund is home to a mix of a large number of industrial factories located along present day L.B.S. road. Mulund consists of numerous shopping marts, residential and industrial establishments.

Post Office	Police Station	Municipal Ward
Mulund West	NA	Ward T

Neighborhood & Surroundings

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 **19.9 Km**
- Khopat S.T. Terminus **4.5 Km**
- Thane Station **4.5 Km**
- Eastern Express Highway **2.8 Km**
- Highway Hospital **2.7 Km**
- Smt. Sulochanadevi Singhanian School **4.8 Km**
- Korum Mall **4.3 Km**
- Big Bazaar, Viviana Mall **6.1 Km**

LAND & APPROVALS

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

ASHAR MAPLE WING B

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
ICICI Bank	NA	NA

ASHAR MAPLE WING B

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2025	6782.68 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Multipurpose Court,Swimming Pool,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

ASHAR MAPLE WING B

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Ashar Maple Birch	3	36	4	1 BHK,2 BHK	144
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

ASHAR MAPLE WING B

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	424 – 469 sqft
2 BHK	523 – 683 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	Luster Finish Paint,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	NA

ASHAR MAPLE WING B

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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1 BHK	--	--	INR 8900000 to 9800000
2 BHK	--	--	INR 11000000 to 14400000

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

GST	Stamp Duty	Registration
6%	5%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 700000	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,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,Central Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,Indiabulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd,Punjab & Sind Bank,Tata Capital,YES Bank

Transaction History

ASHAR MAPLE WING B

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	63
Infrastructure	70
Local Environment	100
Land & Approvals	50
Project	71
People	55

Amenities	76
Building	55
Layout	53
Interiors	63
Pricing	40
Total	62/100

ASHAR MAPLE WING B

Disclaimer

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