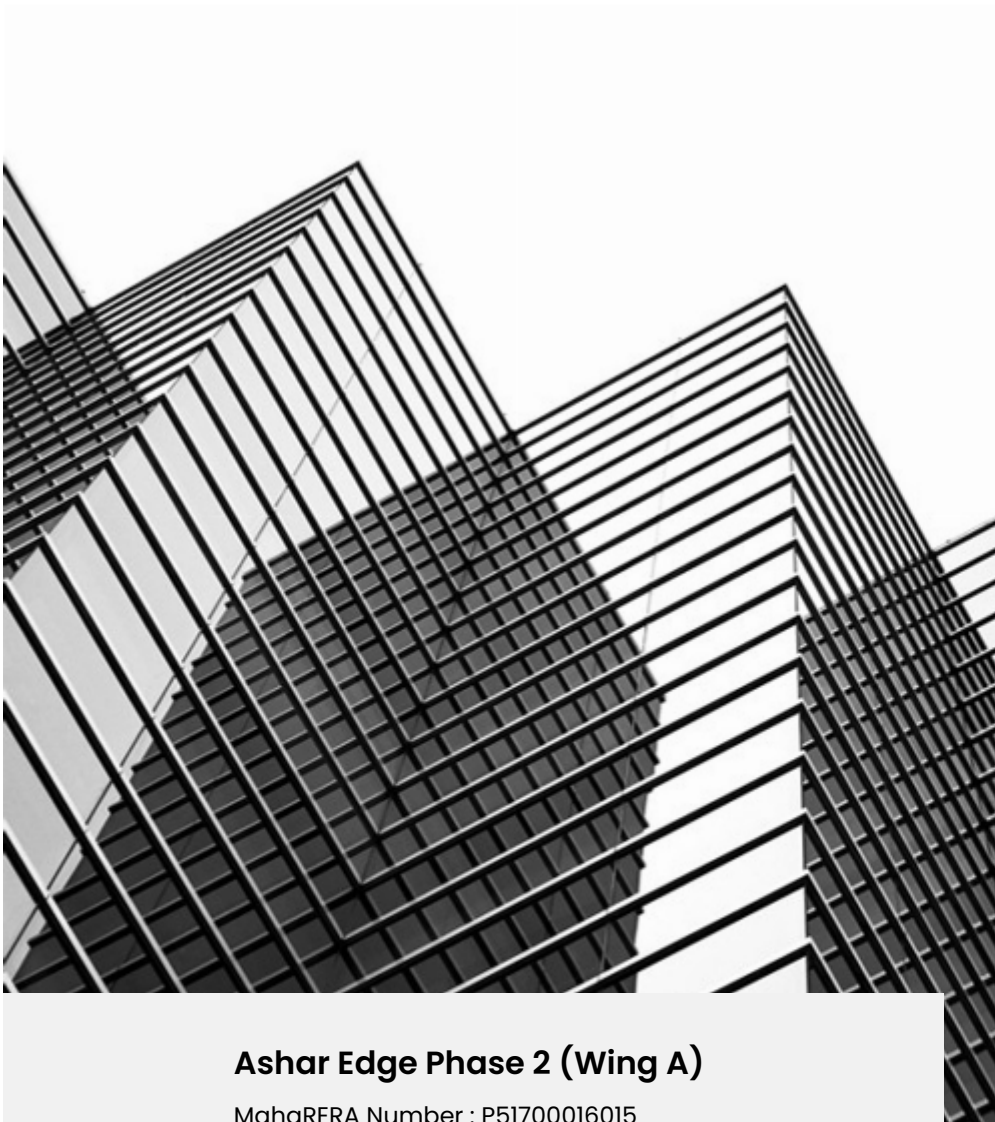


propscience.com

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.

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 |

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)

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 |

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

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 |

| | |
|--------------------------------|--|
| 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 |
| 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 |

| | | | | |
|-----------------------|-----|----|--------------|--------------|
| 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 |

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 |

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

ASHAR EDGE PHASE 2
(WING A)

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