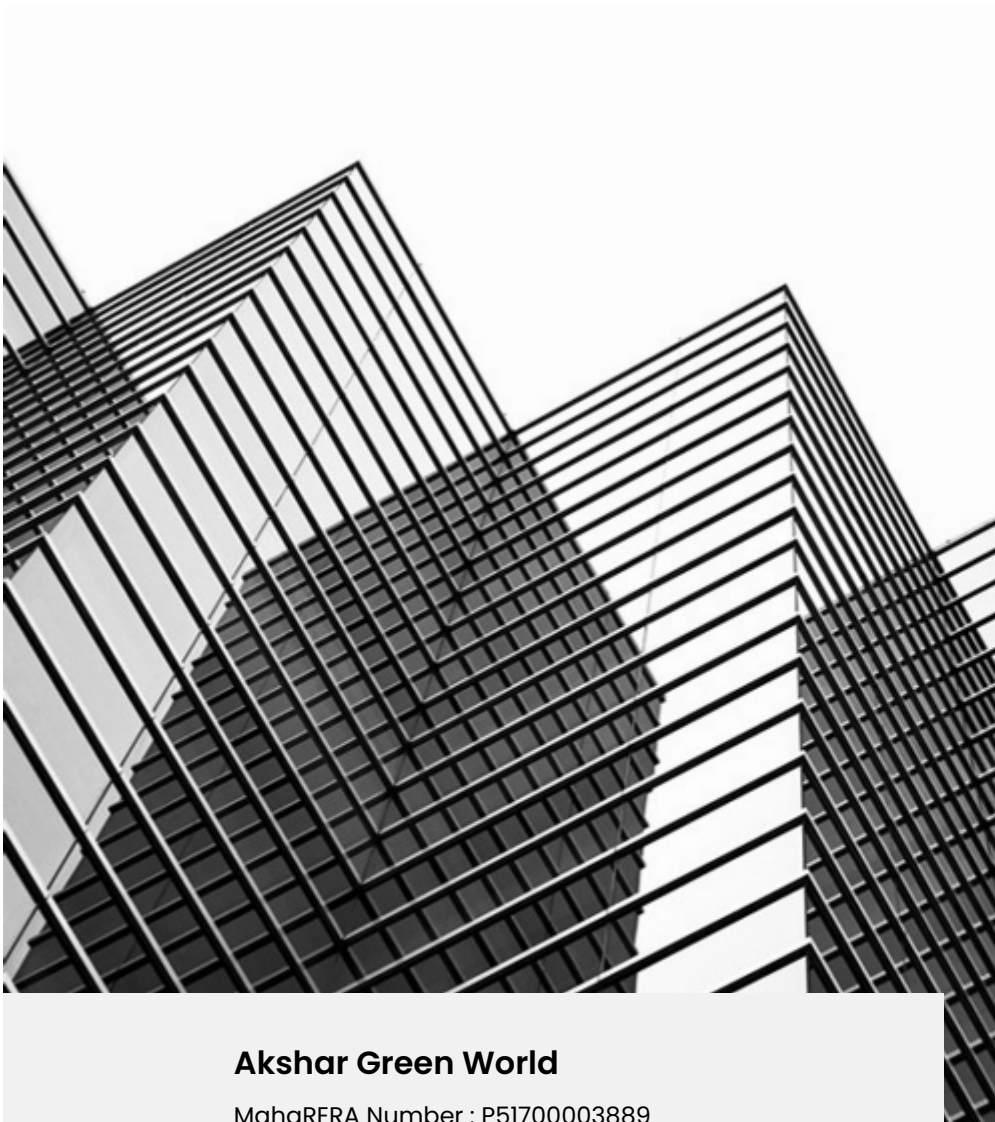


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# PROP REPORT



**Akshar Green World**

MahaRERA Number : P51700003889



## Residential Projects in MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 Airoli. Airoli is a residential and commercial hub of Navi Mumbai. Considered the gateway to Navi Mumbai, Airoli connects the satellite city to other cities and towns of the Mumbai Metropolitan Region through several roadways and railway lines. The Mulund Airoli Bridge connects the area to the eastern suburbs of Mumbai City and Kalwa Bridge connects to the city of Thane. The Thane-Belapur Road running through this region connects it to the Mumbai-Pune Expressway and the Eastern Express Highway. Airoli has several prominent and well-established residential complexes. The social and business infrastructure is robust with plenty of educational institutions, commercial establishments, and entertainment centres. The area is prone to waterlogging during the monsoons.

Post Office	Police Station	Municipal Ward
Airoli	Airoli Police Station	Airoli

## Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 31 AQI and the noise pollution is 51 to 85 dB .

## Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **33.9 Km**
- Chhatrapati Shivaji Maharaj International Airport **24.5 Km**
- Ganapati Pada Bus Stop **300 Mtrs**
- Airoli Railway Station **3.2 Km**
- Thane – Belapur Rd **100 Mtrs**
- Indravati Hospital & Research Centre **3.7 Km**
- New Horizon Scholars school **4.9 Km**
- Viviana Mall **5.2 Km**
- D-Mart **5.8 Km**

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## LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	1	3

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# BUILDER & CONSULTANTS

Founded by Mr Ketan Patel in 1995, Akshar Group is a premier real estate developer based in Navi Mumbai. The company has delivered over 25 projects in Navi Mumbai and Pune and currently has 10 on going residential projects. The company aspires to broaden their reach to other cities in Western India soon. For over two decades, Akshar Group has not just developed real estate but constructed inspiring landmarks around Mumbai and Navi Mumbai. It has bagged numerous awards such as 'Developer of the Year' by the Times Network.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2019	10 Acre	2 BHK,2.5 BHK,3 BHK

## Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Tennis Court,Swimming Pool,Jogging Track,Kids Pool,Gymnasium,Indoor Games Area
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<b>Leisure</b>	Amphitheatre,Library / Reading Room,Senior Citizen Zone,Deck Area,Sit-out Area
<b>Business &amp; Hospitality</b>	Banquet Hall,Clubhouse,Multipurpose Hall
<b>Eco Friendly Features</b>	Waste Segregation,Landscaped Gardens,Water Storage

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# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
GREEN WORLD A1 WING	3	22	4	2 BHK,2.5 BHK	88
GREEN WORLD A2 WING	3	22	4	2 BHK,2.5 BHK	88
GREEN WORLD B WING	3	22	3	2 BHK,3 BHK	66

GREEN WORLD C WING	3	22	4	2 BHK,3 BHK	88
GREEN WORLD D WING	3	22	4	2 BHK,3 BHK	88
GREEN WORLD E WING	3	22	4	2 BHK,3 BHK	88
GREEN WORLD F WING	3	22	4	2 BHK,3 BHK	88
GREEN WORLD G WING	3	22	4	2 BHK,3 BHK	88
GREEN WORLD H WING	3	22	4	2 BHK,3 BHK	88
GREEN WORLD I WING	3	22	4	2 BHK	88
First Habitable Floor					1st

## Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety** : Sprinkler System,Fire cylinders
- **Sanitation** : There are slums settlements near the project
- **Vertical Transportation** : High Speed Elevators,Stretchers Lift,Goods Lift

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## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	430.66 sqft
2.5 BHK	655.52 sqft
2 BHK	512.25 sqft
2.5 BHK	629.79 sqft
2 BHK	409.88 sqft
3 BHK	704.28 sqft
2 BHK	517.2 sqft



3 BHK	744.32 sqft
2 BHK	517.2 sqft
3 BHK	744.32 sqft
2 BHK	517.2 sqft
3 BHK	744.32 sqft
2 BHK	517.2 sqft
3 BHK	744.32 sqft
2 BHK	517.2 sqft
3 BHK	744.32 sqft
2 BHK	488.57 sqft
3 BHK	780.92 sqft
2 BHK	402.24 sqft

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

<b>Flooring</b>	Wooden Flooring,Vitrified Tiles,Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	NA
<b>White Goods</b>	Modular Kitchen

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 28929.81	INR 11875000	INR 12580000 to 15750000
2.5 BHK	INR 29175.92	INR 18382500	INR 19350000 to 20132000

3 BHK	INR 29196.33	INR 20570000	INR 21650000 to 24000000
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**Disclaimer:** Prices mentioned are approximate value and subject to change.

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
0%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	NA	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd

### Transaction History

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

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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	73
Connectivity	73
Infrastructure	42
Local Environment	70
Land & Approvals	62
Project	72
People	56
Amenities	76
Building	80
Layout	53

<b>Interiors</b>	73
<b>Pricing</b>	40
<b>Total</b>	<b>64/100</b>

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