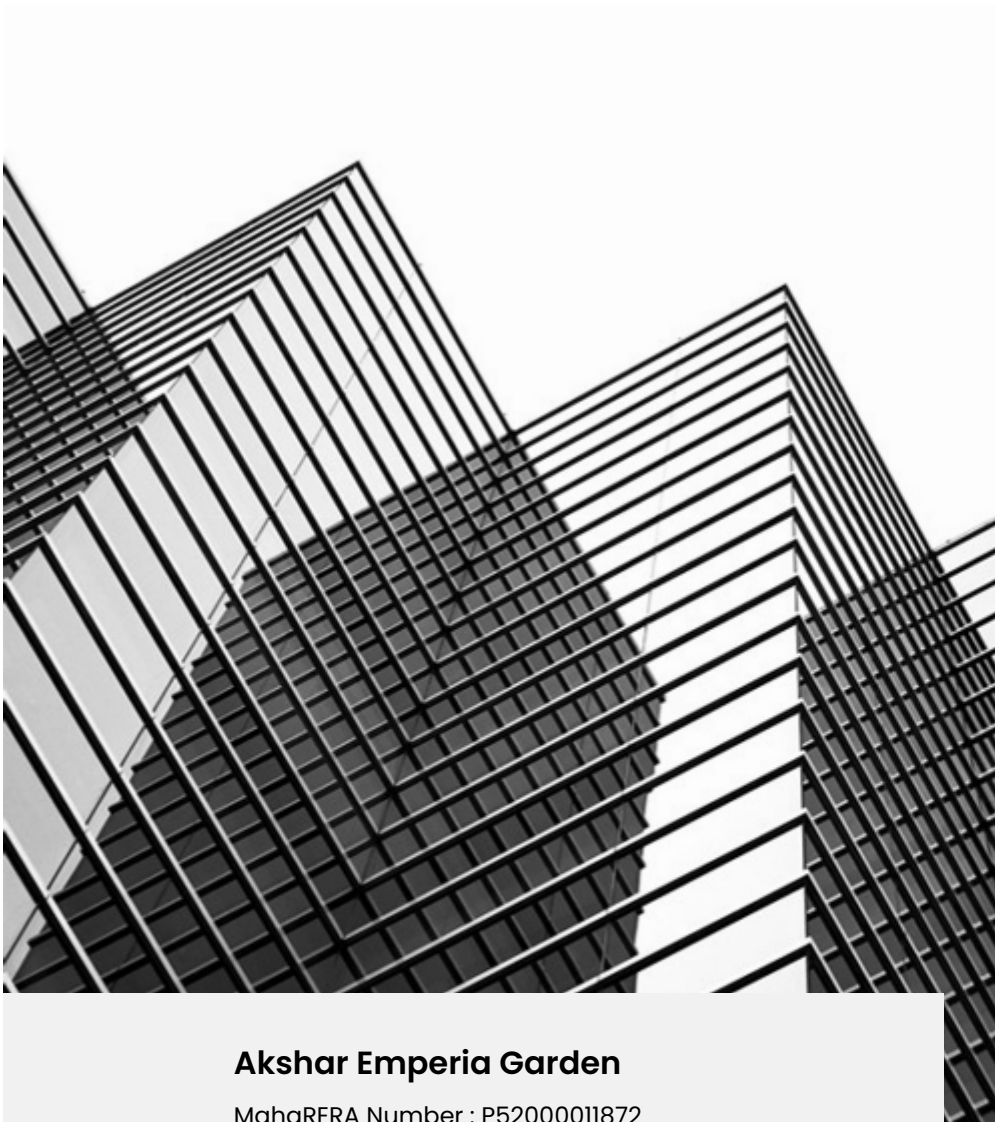


propscience.com

# PROP REPORT



**Akshar Emperia Garden**

MahaRERA Number : P52000011872



# 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

Post Office	Police Station	Municipal Ward
Rasayani S.O	Patalganga police station	NA

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 170 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **65.6 Km**
- Navi Mumbai International Airport **22.2 Km**
- Siddheshwari Corner Bus Stop **1.2 Km**
- Rasayani Railway Station **4.8 Km**
- Savroli Kharpada Road **200 Mtrs**
- Dr.Patil Hospital Rasayani **1.5 Km**
- Pillai HOC College Of Engineering & Technology **3.2 Km**
- Orion Mall **18 Km**
- G Mart **4.3 Km**

## LAND & APPROVALS

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

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## AKSHAR EMPERIA GARDEN

## BUILDER & CONSULTANTS

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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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## AKSHAR EMPERIA GARDEN

## PROJECT & AMENITIES

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Time Line	Size	Typography
Completed on 31st January, 2022	9000 Sqmt	1 BHK,Studio

## Project Amenities

<b>Sports</b>	Swimming Pool,Gymnasium,Indoor Games Area
<b>Leisure</b>	Sit-out Area
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Rain Water Harvesting,Landscaped Gardens,Water Storage

AKSHAR EMPERIA GARDEN

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Orchid	2	7	11	1 BHK,Studio	77
Rose	2	7	11	1 BHK,Studio	77

Tulip	2	7	11	1 BHK,Studio	77
Aster	2	7	11	1 BHK,Studio	77
First Habitable Floor					1st

## Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

AKSHAR EMPERIA GARDEN

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	390 - 400 sqft
1 BHK	390 - 400 sqft
1 BHK	390 - 400 sqft

1 BHK	390 – 400 sqft
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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

AKSHAR EMPERIA GARDEN
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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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1 BHK	INR 6064.15	INR 2370400	INR 2536328 to 2595456
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**Disclaimer:** Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
0%	7%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 250000	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,HDFC Bank,ICICI Bank,SBI Bank

**Transaction History**

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

AKSHAR EMPERIA GARDEN
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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	73
Infrastructure	56
Local Environment	90
Land & Approvals	50
Project	74
People	56
Amenities	48
Building	65
Layout	53

<b>Interiors</b>	55
<b>Pricing</b>	40
<b>Total</b>	<b>60/100</b>

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AKSHAR EMPERIA GARDEN

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