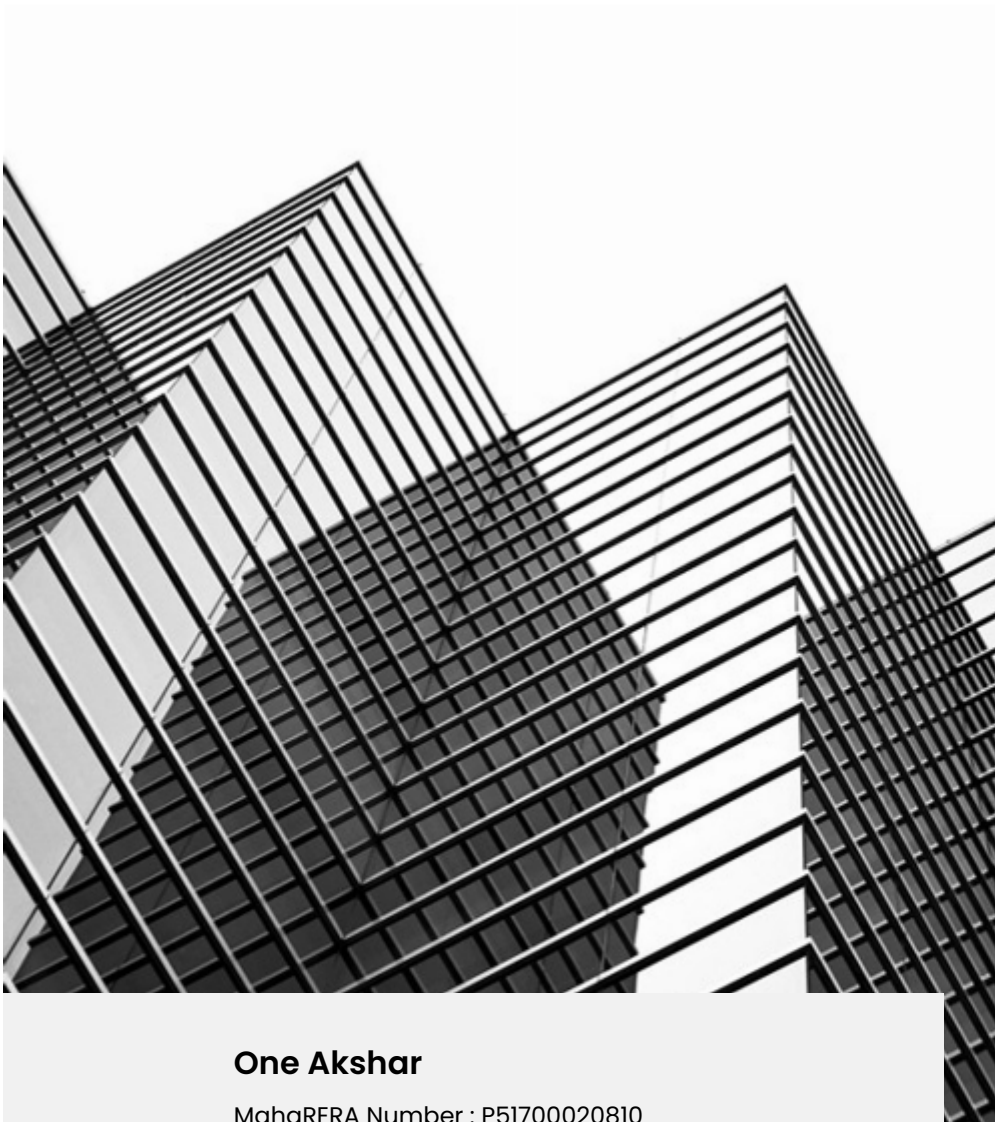


propscience.com

# PROP REPORT



**One Akshar**

MahaRERA Number : P51700020810



# 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 Sanpada. Sanpada is a residential locality developed by CIDCO. In recent years, the locality has witnessed a healthy growth in development and real estate prices because of its well laid out infrastructure. Sanpada is connected to Mumbai, Thane and Pnavel via the Harbour Line. The Sion-Panvel highway cuts through Sanpada, making the locality further well connected. Sanpada has a very active Senior Citizen Association with more than 400 registered members. Recently, NMMC provided a recreational center for the senior citizens of Sanpada

Post Office	Police Station	Municipal Ward
Sanpada	Sanpada Police Station	Sanpada

### Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 145 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **26.4 Km**
- Navi Mumbai International Airport **14.4 Km**
- Bus Stop **50 Mtrs**
- Sanpada Railway Station **2 Km**
- Palm Beach Road **100 Mtrs**
- Siddh Pooja Hospital **800 Mtrs**
- Ryan International School **2.1 Km**
- Inorbit Mall **2.5 Km**
- D-Mart **2.5 Km**

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## LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
February 2023	NA	1

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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, 2026	5000 Sqmt	4 BHK

## Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Pool,Gymnasium
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Leisure	Sit-out Area
Business & Hospitality	Party Lawn
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
One Akshar	4	29	2	4 BHK	58

First Habitable Floor	6th
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## Services & Safety

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

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# FLAT INTERIORS

Configuration	RERA Carpet Range
4 BHK	1196.6 – 1784.8 sqft

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

Flooring	Vitrified Tiles,Anti Skid 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,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
4 BHK	INR 67772.3	INR 93240000	INR 103600000 to 134400000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 4000000	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,ICICI Bank

## 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	83
Infrastructure	100
Local Environment	90
Land & Approvals	36
Project	83
People	56

<b>Amenities</b>	56
<b>Building</b>	65
<b>Layout</b>	70
<b>Interiors</b>	73
<b>Pricing</b>	40
<b>Total</b>	<b>69/100</b>

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ONE AKSHAR

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