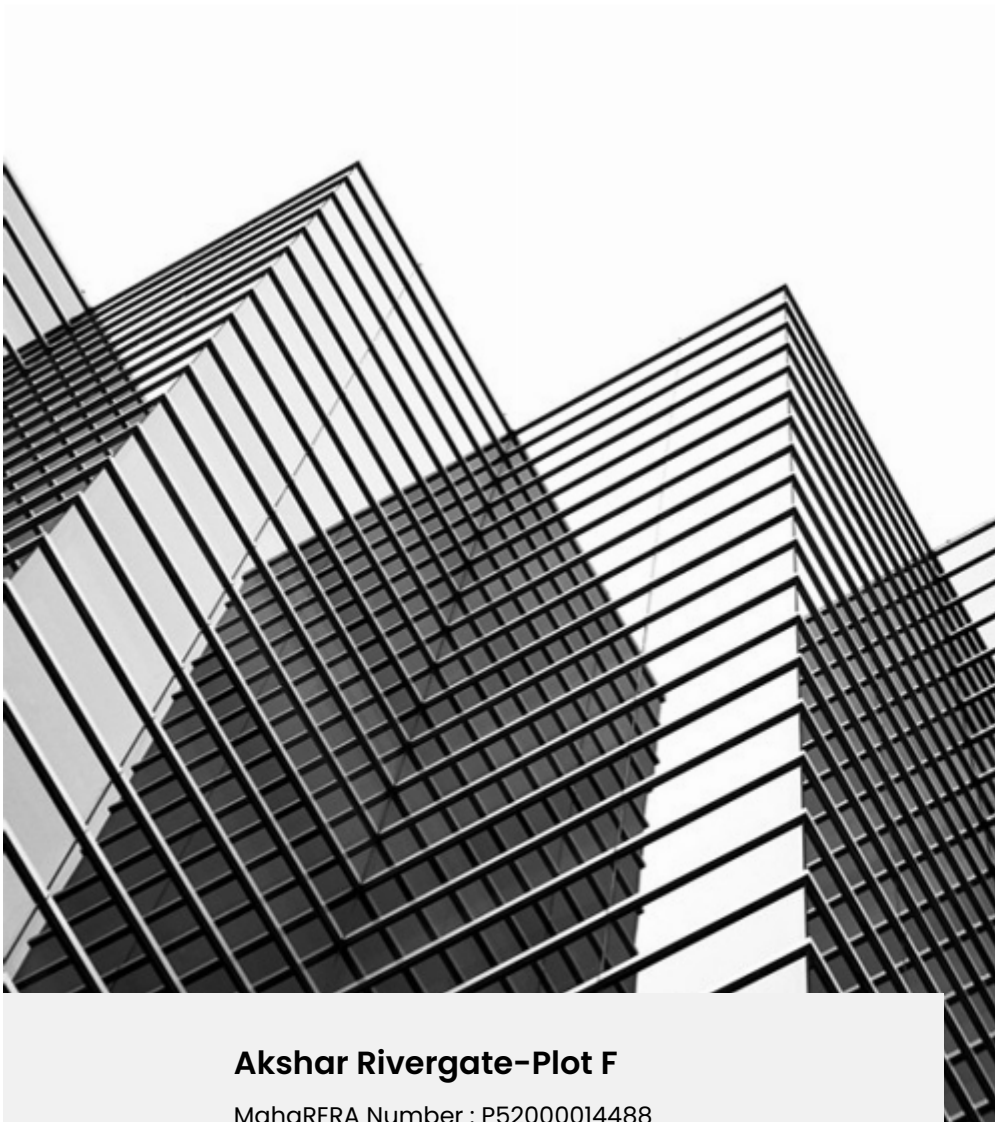


propscience.com

PROP REPORT



Akshar Rivergate-Plot F

MahaRERA Number : P52000014488



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
Apta B.O	Patalganga police station	NA

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 176 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal I-B **68.8 Km**
- Navi Mumbai International Airport **25.6 Km**
- Siddheshwari Corner Bus Stop **4.4 Km**
- Rasayani Railway Station **7.9 Km**
- Savroli Kharpada Road **100 Mtrs**
- Dr.Patil Hospital Rasayani **4.7 Km**
- Pillai HOC College Of Engineering & Technology **6.4 Km**
- Orion Mall **21.1 Km**
- G Mart **7.4 Km**

LAND & APPROVALS

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

AKSHAR RIVERGATE-PLOT

F

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

AKSHAR RIVERGATE-PLOT

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	6848 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Sit-out Area
Business & Hospitality	Banquet Hall,Party Lawn,Clubhouse,Community Hall,Multipurpose Hall
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Water Storage

AKSHAR RIVERGATE-PLOT
F

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
F1	2	7	8	1 BHK,2 BHK	56
F2	2	7	12	1 BHK,2 BHK	84
F3	2	7	8	1 BHK	56
F4	2	7	8	1 BHK	56
First Habitable Floor				1st Floor	

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,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,Stretchers Lift

AKSHAR RIVERGATE-PLOT

F

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	425 sqft
2 BHK	515 sqft
1 BHK	405 sqft
2 BHK	555 sqft
1 BHK	390 sqft
1 BHK	405 – 435 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Water Body / City Skyline

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,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 RIVERGATE-PLOT
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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 6052.74	INR 2410400	INR 2603232 to 2843575
2 BHK	INR 6097.3	INR 3140110	INR 3391319 to 3704070

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

GST	Stamp Duty	Registration
5%	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	DHFL Bank

Transaction History

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

AKSHAR RIVERGATE-PLOT F	
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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	55
Connectivity	55

Infrastructure	36
Local Environment	90
Land & Approvals	50
Project	71
People	56
Amenities	70
Building	65
Layout	63
Interiors	55
Pricing	40
Total	59/100

AKSHAR RIVERGATE-PLOT

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