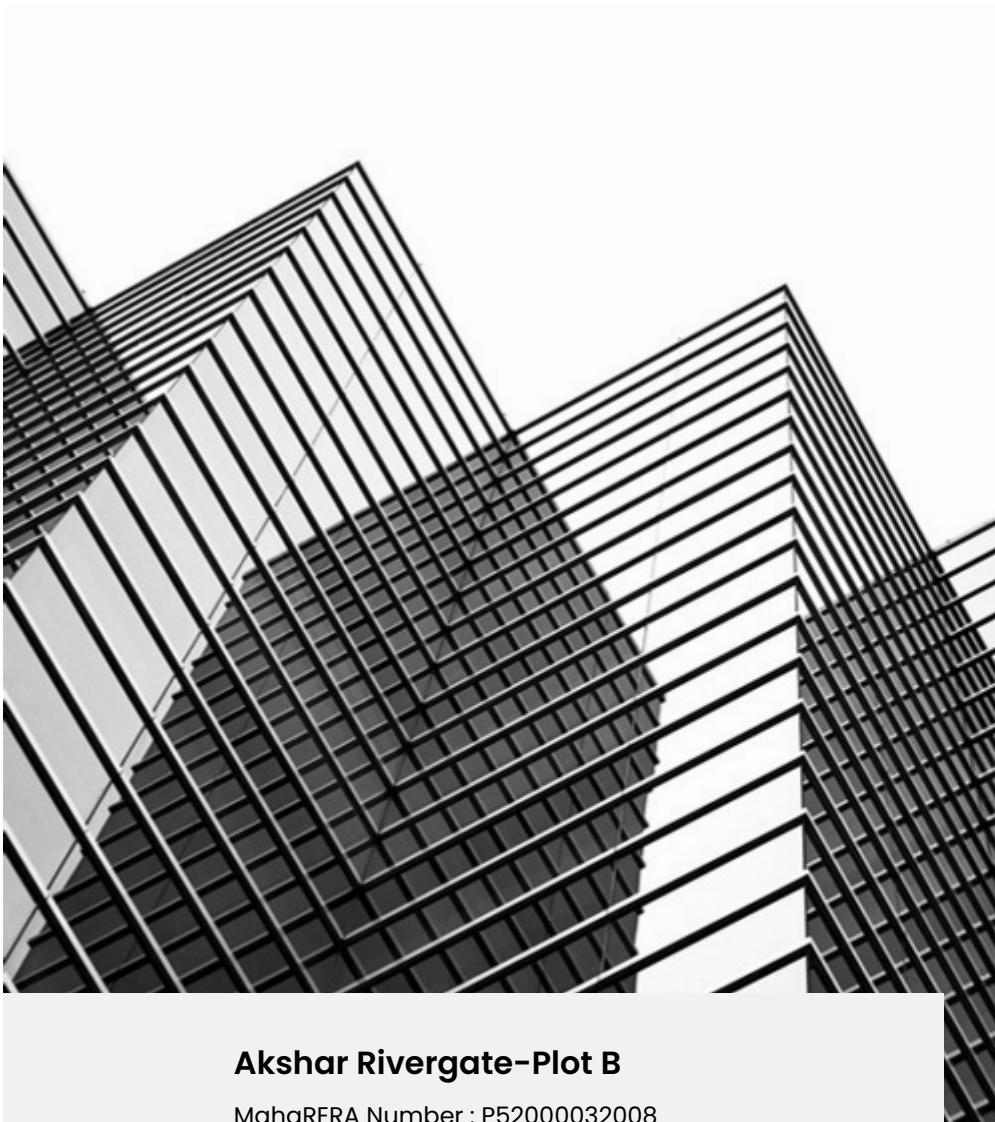


propscience.com

PROP REPORT



Akshar Rivergate-Plot B

MahaRERA Number : P52000032008



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
November 2021	NA	1

AKSHAR RIVERGATE-PLOT

B

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

B

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2025	7327 Sqmt	1 BHK,1.5 BHK,2 BHK,Studio

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
B

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
B1	2	7	7	1 BHK,2 BHK	49
B2	2	7	8	1 BHK,2 BHK	56
B3	2	7	7	1 BHK,2 BHK	49
B4	2	7	10	1 BHK,Studio	70
First Habitable Floor				1st	

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
B

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	388 – 419 sqft
2 BHK	561 – 612 sqft
1 BHK	407 – 423 sqft
2 BHK	561 sqft
1 BHK	388 – 407 sqft
2 BHK	561 – 593 sqft
1 BHK	394 sqft
Studio	303 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,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

AKSHAR RIVERGATE-PLOT

B

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 6486.2	INR 1965320	INR 2122546
1 BHK	INR 6312.13	INR 2466000	INR 2663318 to 2883632
2 BHK	INR 6221.78	INR 3511010	INR 3791891 to 4112348

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	HDFC Bank

Transaction History

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

AKSHAR RIVERGATE-PLOT

B

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	64
People	56
Amenities	70
Building	65
Layout	62
Interiors	65
Pricing	40

Total

59/100

AKSHAR RIVERGATE-PLOT

B

Disclaimer

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