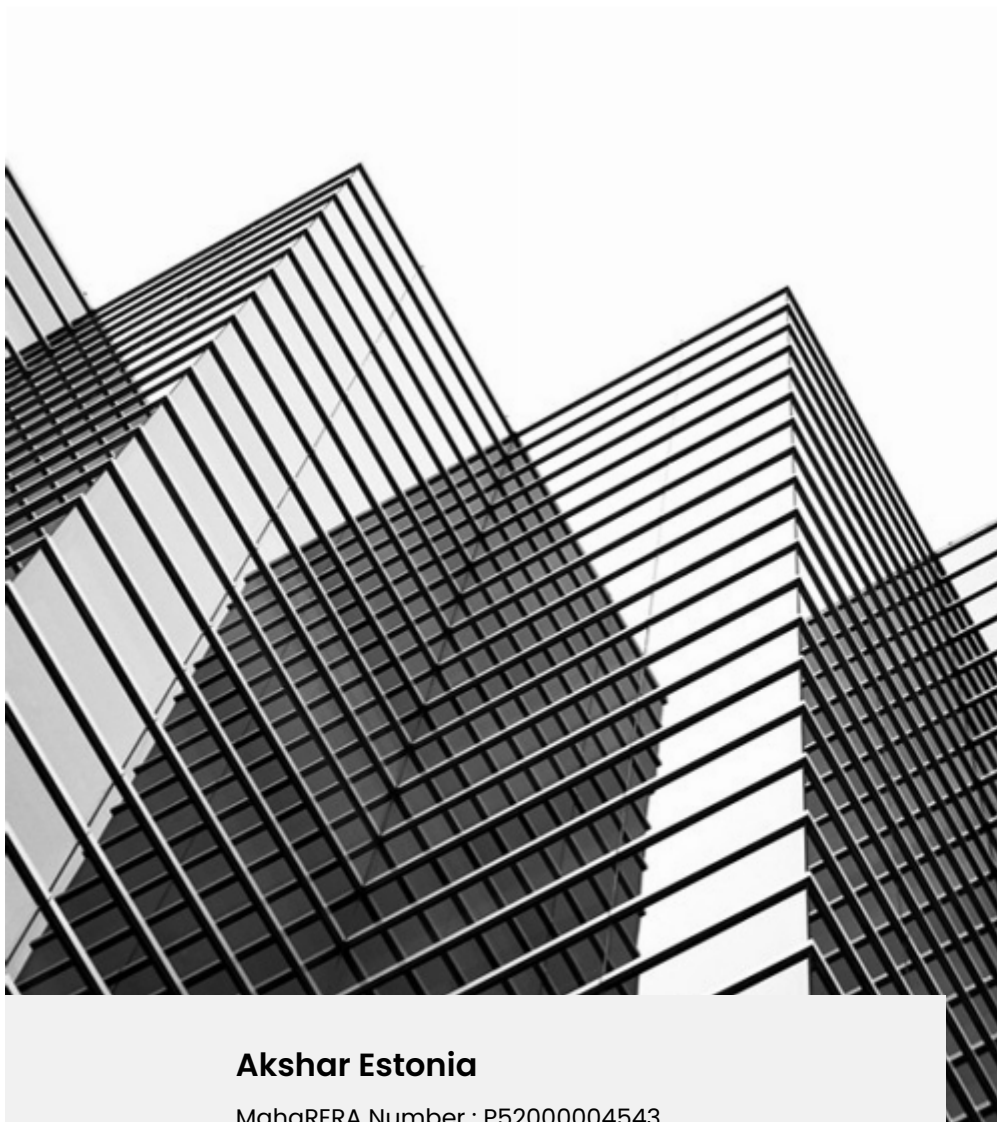


propscience.com

PROP REPORT



Akshar Estonia

MahaRERA Number : P52000004543



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 |
|-------------|----------------------------|----------------|
| NA | Nhava-Sheva Police Station | NA |

Neighborhood & Surroundings

Connectivity & Infrastructure

- Bokadvira railway Station **0.3 Km**
- Care Point Hospital **1.4 Km**
- Smt. Bhagubai Changu Thakur Vidyalaya **4.5 Km**

LAND & APPROVALS

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

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 ESTONIA

PROJECT & AMENITIES

| Time Line | Size | Typography |
|----------------------------------|------------|---------------------|
| Completed on 31st December, 2019 | 13100 Sqmt | 2 BHK,2.5 BHK,3 BHK |

Project Amenities

| | |
|---------------|---|
| Sports | Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area |
|---------------|---|

| | |
|-----------------------------------|--|
| Leisure | Library / Reading Room,Deck Area,Sit-out Area |
| Business & Hospitality | Party Lawn |
| Eco Friendly Features | Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage |

AKSHAR ESTONIA

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------------------|-----------------|--------------|-----------------|----------------|----------------|
| Akshar Estonia-Tower A | 2 | 15 | 6 | 2 BHK,3 BHK | 90 |
| Akshar Estonia-Tower B | 2 | 15 | 6 | 2 BHK,3 BHK | 90 |
| Akshar Estonia-Tower C | 2 | 15 | 6 | 2 BHK,3 BHK | 90 |

| | | | | | |
|-------------------------------|---|----|---|-------------|----|
| Akshar Estonia- Tower D | 2 | 15 | 6 | 2 BHK,3 BHK | 90 |
| First Habitable Floor | | | | 2nd | |

Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Power Back-up Generator
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

AKSHAR ESTONIA

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 2 BHK | 424 - 522 sqft |
| 3 BHK | 437 - 595 sqft |
| 2 BHK | 424 - 522 sqft |
| 3 BHK | 473 - 595 sqft |

| | |
|-------|----------------|
| 2 BHK | 424 - 522 sqft |
| 3 BHK | 473 - 595 sqft |
| 2 BHK | 424 - 522 sqft |
| 3 BHK | 437 - 595 sqft |

| | |
|--------------------------------|----|
| Floor To Ceiling Height | NA |
| Views Available | NA |

| | |
|---|---|
| Flooring | Vitrified Tiles |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform |
| Finishing | Laminated flush doors,Double glazed glass windows |
| HVAC Service | NA |
| Technology | NA |
| White Goods | NA |

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|-------------|
| 2 BHK | INR 14137.93 | INR 7380000 | INR 8200000 |
| 3 BHK | INR 14974.79 | INR 8910000 | INR 9900000 |

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

| GST | Stamp Duty | Registration |
|------------|-----------------|---------------|
| 0% | 3% | INR 30000 |
| Floor Rise | Parking Charges | Other Charges |
| NA | INR 300000 | INR 0 |

| | |
|----------------------------|---|
| Festive Offers | The builder is not offering any festive offers at the moment. |
| Payment Plan | NA |
| Bank Approved Loans | Axis Bank,HDFC Bank,ICICI Bank,LIC Housing Finance Ltd |

Transaction History

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

AKSHAR ESTONIA

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 | 53 |
| Connectivity | 48 |
| Infrastructure | 50 |
| Local Environment | 30 |
| Land & Approvals | 42 |
| Project | 63 |
| People | 56 |

| | |
|------------------|---------------|
| Amenities | 62 |
| Building | 53 |
| Layout | 38 |
| Interiors | 45 |
| Pricing | 30 |
| Total | 47/100 |

AKSHAR ESTONIA

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