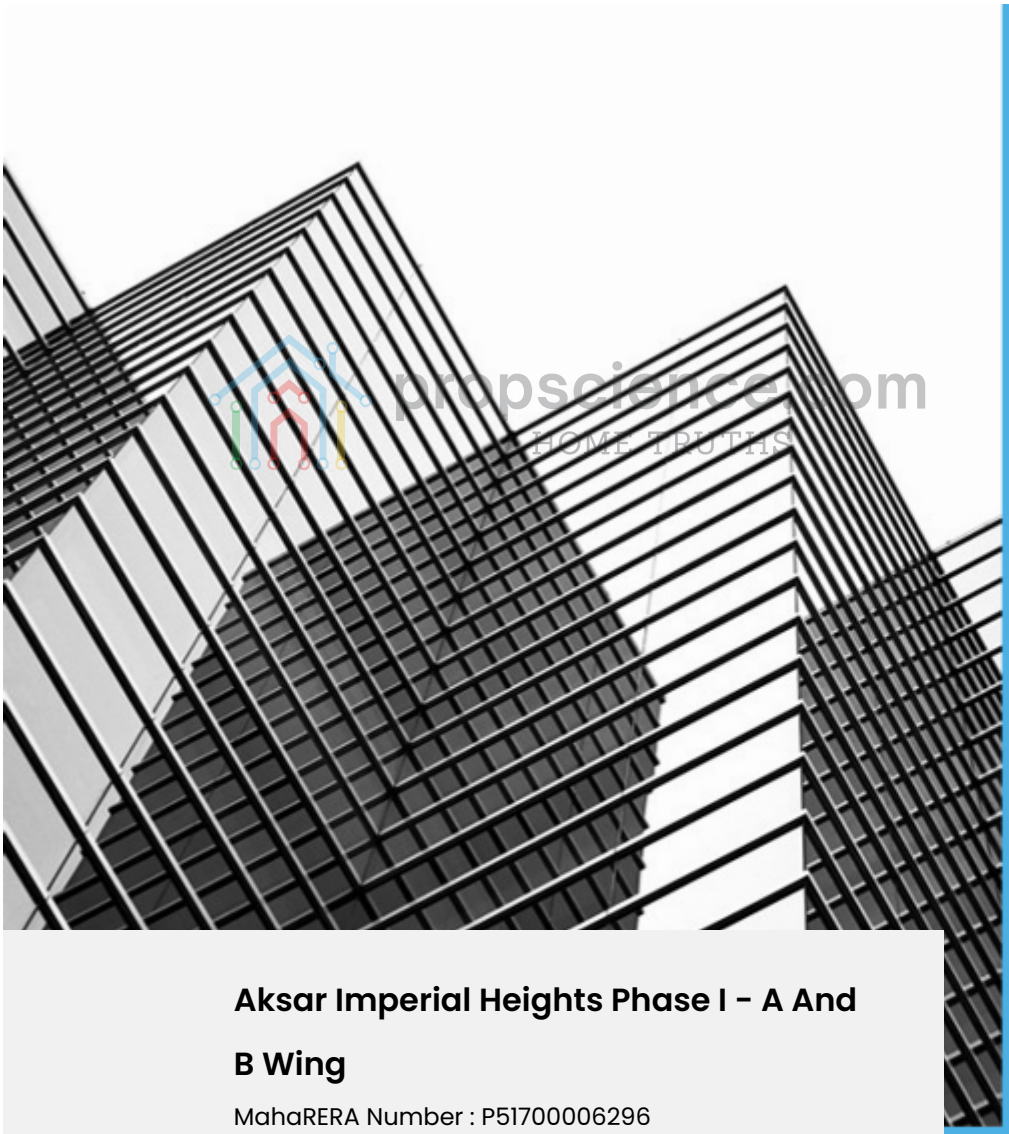
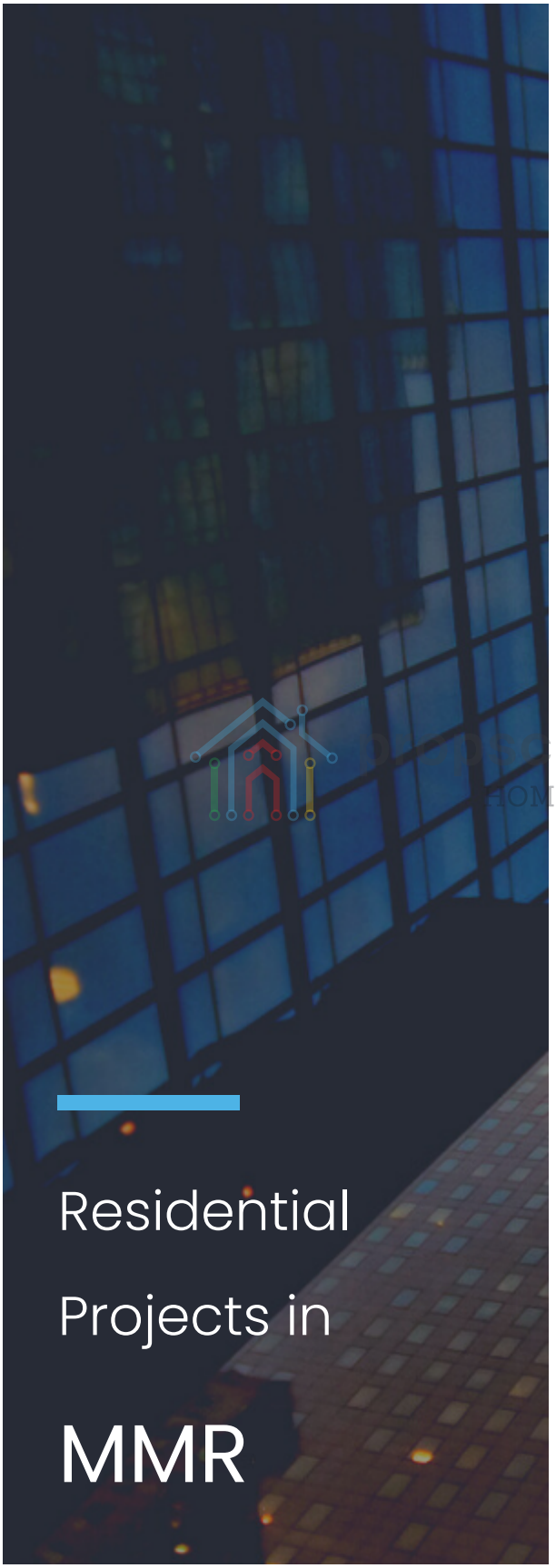
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PROP REPORT



Aksar Imperial Heights Phase I - A And B Wing

MahaRERA Number : P51700006296



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.

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LOCATION

The project is in Mira Road East. Mira Road West is a locality of the Mira-Bhayandar Municipal Corporation, that is a part of the Thane district of the state of Maharashtra. Its an undeveloped locality of Mira Bhayandar compromising of several government regulated Salt Pans, marshes, and mangroves. This locality does not have any residential or commercial developments. It is connected to the rest of the city and the city of Mumbai via the Mumbai Suburban district railway line.

Post Office	Police Station	Municipal Ward
NA	Kanikya	NA

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Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

Connectivity & Infrastructure

- International Airport **20.1 Km**
- Mira Road **3.5 Km**
- Bhaktivedanta Hospital **1.3 Km**
- N.L. Dalmia High School **1 Km**
- Thakur Mall **450 Mtrs**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	4	1

AKSAR IMPERIAL HEIGHTS
PHASE I - A AND B WING

BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

AKSAR IMPERIAL HEIGHTS
PHASE I - A AND B WING

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 31st December, 2023	10090 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Swimming Pool,Kids Play Area,Outdoor Gym
Leisure	Steam Room
Business & Hospitality	Banquet Hall,Clubhouse,Community Hall,Multipurpose Hall
Eco Friendly Features	NA

AKSAR IMPERIAL HEIGHTS PHASE I - A AND B WING

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	2	20	5	1 BHK,2 BHK	100
Wing B	2	20	6	1 BHK,2 BHK	120

First Habitable Floor	4th

Services & Safety

- **Security :** NA
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

AKSAR IMPERIAL HEIGHTS
PHASE I - A AND B WING

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	384.7 sqft
2 BHK	535.4 - 543.47 sqft
1 BHK	384.7 sqft
2 BHK	534.32 - 535.4 sqft

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Floor To Ceiling Height	NA
Views Available	NA

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

AKSAR IMPERIAL HEIGHTS PHASE I - A AND B WING

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 7356000
2 BHK	--	--	INR 9355000 to 10617000

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

GST	Stamp Duty	Registration
0%	4%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 500000	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	HDFC Bank,SBI Bank

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Transaction History

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

AKSAR IMPERIAL HEIGHTS
PHASE I - A AND B WING

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	63
Connectivity	23
Infrastructure	80
Local Environment	30
Land & Approvals	56
Project	79
People	46
Amenities	42
Building	53
Layout	38
Interiors	53
Pricing	30

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Total	**49/100**

AKSAR IMPERIAL HEIGHTS
PHASE I - A AND B WING

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