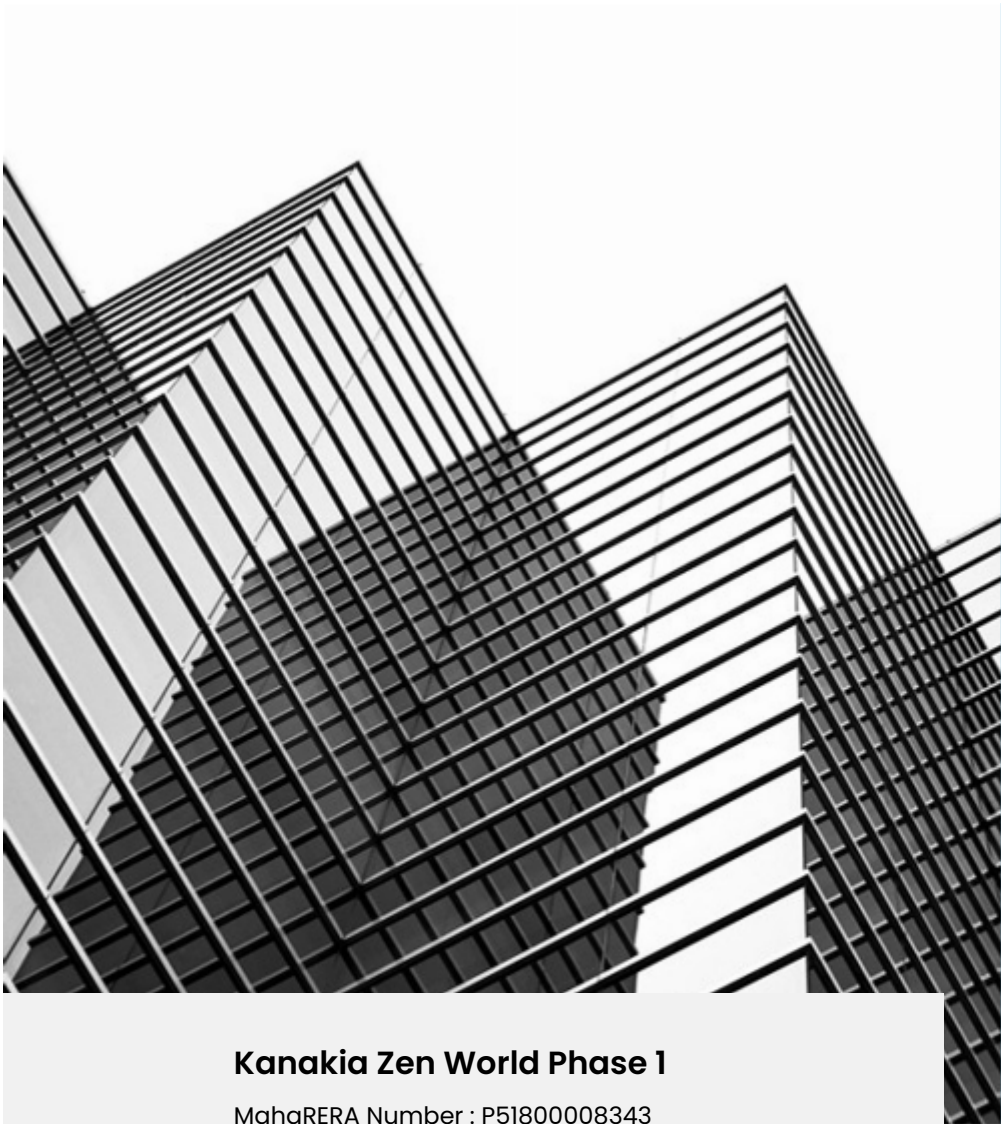


propscience.com

# PROP REPORT



**Kanakia Zen World Phase 1**

MahaRERA Number : P51800008343



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 Kanjurmarg (East). Kanjurmarg is a suburb in east central Mumbai. Kanjurmarg railway station is the main access point for IIT Bombay. Kanjurmarg East is a developed residential locality.

Post Office	Police Station	Municipal Ward
Bhandup East	Kanjurmarg Police Station	Ward S

### Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 120 AQI and the noise pollution is 51 to 85 dB.

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **9.6 Km**
- Kanjur Marg Bus Depot **250 Mtrs**
- Kanjurmarg Railway Station **290 Mtrs**
- Jogeshwari - Vikhroli Link Rd **800 Mtrs**
- Dr L H Hiranandani Hospital, Hillside Rd, Hiranandani Gardens, Ramabai Ambedkar Nagar, Powai, Mumbai, Maharashtra 400076 **3.8 Km**
- St Xavier High School **1.0 Km**
- Huma Mall **800 Mtrs**
- Vaibhav Enterprises-Mini Supermarket **700 Mtrs**

## LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
October 2021	1	4

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KANAKIA ZEN WORLD  
PHASE 1

## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
Axis Bank	NA	NA

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KANAKIA ZEN WORLD  
PHASE 1

## PROJECT & AMENITIES

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Time Line	Size	Typography
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Completed on 31st March, 2022

2.50 Acre

1 BHK,2 BHK,3 BHK

## Project Amenities

<b>Sports</b>	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	Senior Citizen Zone,Sit-out Area
<b>Business &amp; Hospitality</b>	Clubhouse,Multipurpose Hall
<b>Eco Friendly Features</b>	Green Zone,Rain Water Harvesting,Landscaped Gardens

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PHASE 1

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	2	22	4	2 BHK,3 BHK	88
Wing B	2	22	4	2 BHK,3 BHK	88
Wing C	2	22	4	2 BHK,3 BHK	88

Wing D	2	22	4	2 BHK,3 BHK	88
Wing E	2	22	4	2 BHK,3 BHK	88
First Habitable Floor				4th Floor	

## Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety** : CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

KANAKIA ZEN WORLD  
PHASE 1

## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	700 - 759 sqft
3 BHK	839 - 959 sqft
2 BHK	700 - 759 sqft

3 BHK	839 - 959 sqft
2 BHK	700 - 759 sqft
3 BHK	839 - 959 sqft
2 BHK	700 - 759 sqft
3 BHK	839 - 959 sqft
2 BHK	700 - 759 sqft
3 BHK	839 - 959 sqft

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

<b>Flooring</b>	Marble Flooring,Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
<b>Finishing</b>	Anodized Aluminum / UPVC Window Frames,False Ceiling,Laminated flush doors
<b>HVAC Service</b>	Split / Box A/C Provision

<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	Modular Kitchen

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PHASE 1

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 29371.58	--	INR 20600000 to 22300000
3 BHK	INR 29439.81	--	INR 24700000 to 28300000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
0%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 0	INR 0



<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,SBI Bank

### Transaction History

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

KANAKIA ZEN WORLD  
PHASE I

## 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	48
Connectivity	83

<b>Infrastructure</b>	78
<b>Local Environment</b>	70
<b>Land &amp; Approvals</b>	54
<b>Project</b>	66
<b>People</b>	65
<b>Amenities</b>	48
<b>Building</b>	57
<b>Layout</b>	58
<b>Interiors</b>	63
<b>Pricing</b>	40
<b>Total</b>	<b>61/100</b>

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KANAKIA ZEN WORLD

PHASE 1

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