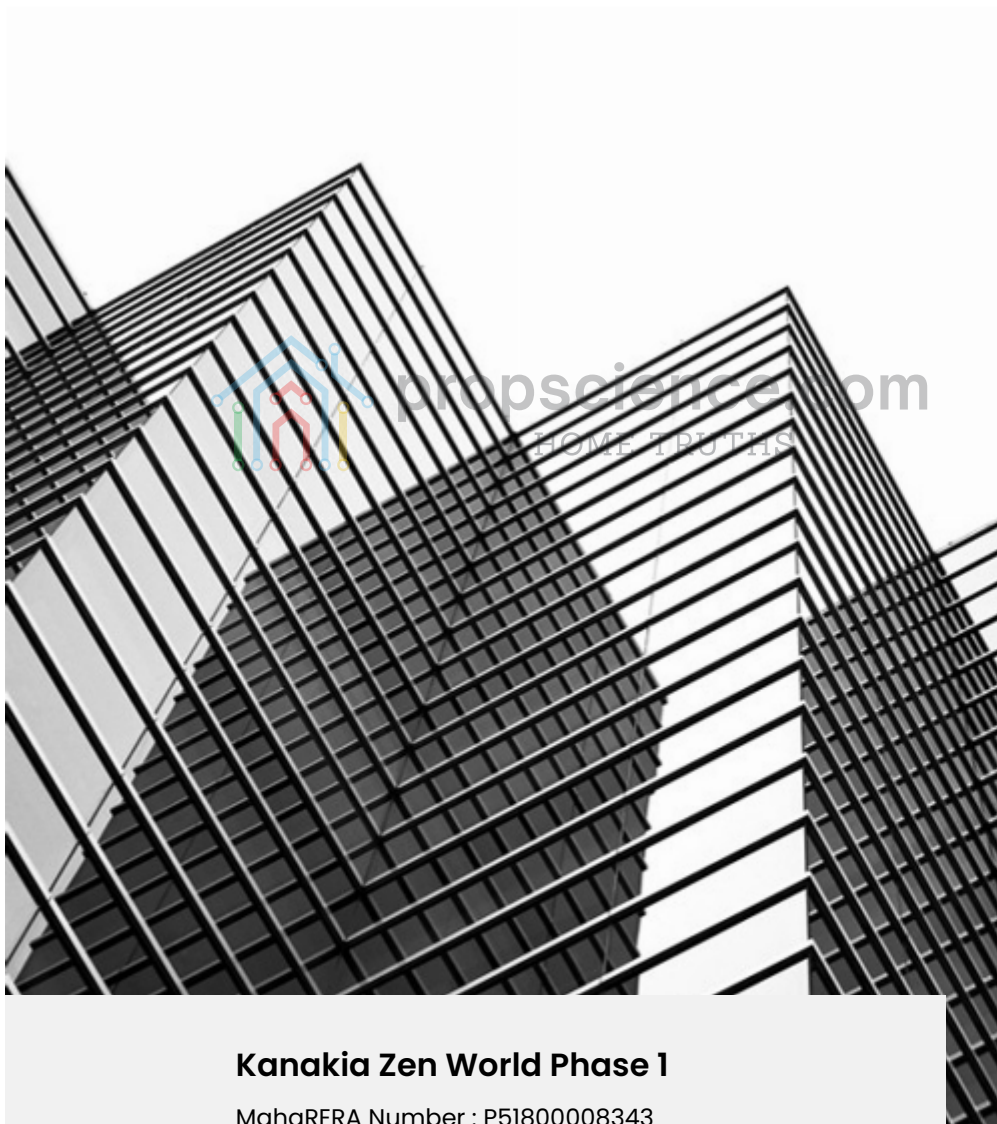


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PROP REPORT



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

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

KANAKIA ZEN WORLD
PHASE 1

BUILDER & CONSULTANTS



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HOME TRUTHS

Project Funded By	Architect	Civil Contractor
Axis Bank	NA	NA

KANAKIA ZEN WORLD
PHASE 1

PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 31st March, 2022

2.50 Acre

1 BHK,2 BHK,3 BHK

Project Amenities

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

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PHASE 1

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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

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PHASE 1



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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



Floor To Ceiling Height

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HOME TRUTHS

Between 9 and 10 feet

Views Available

Open Grounds / Landscape / Project Amenities

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

Technology	Optic Fiber Cable
White Goods	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.

GST	Stamp Duty	Registration
0%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	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

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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

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



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HOME TRUTHS

KANAKIA ZEN WORLD

PHASE 1

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