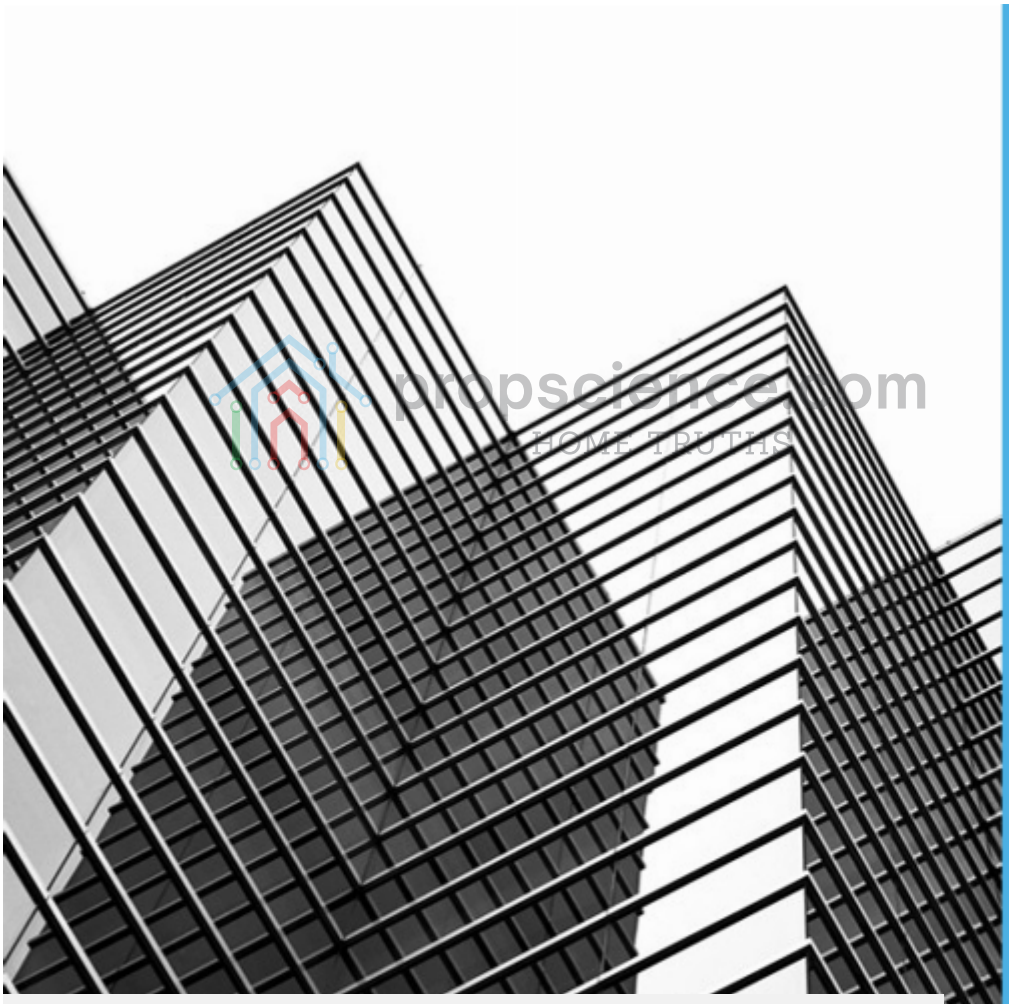
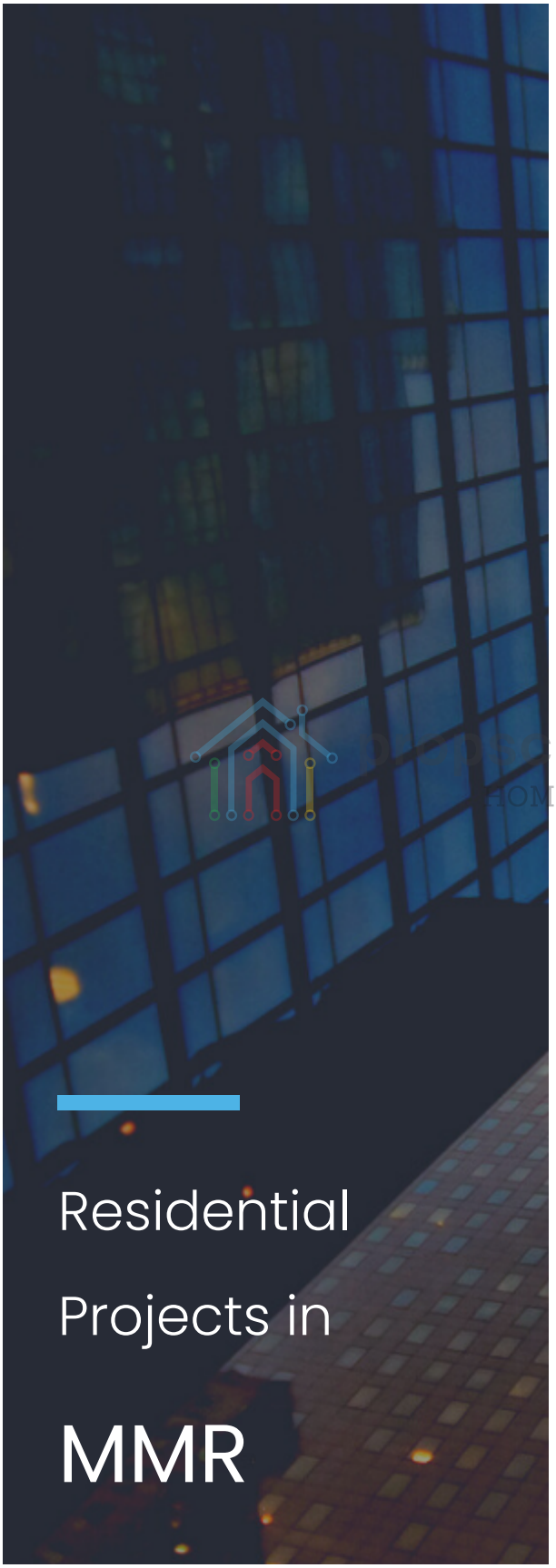
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PROP REPORT



Ajmera Island - Aeon

MahaRERA Number : P51800000789



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 Wadala (East). Wadala is a locality in Mumbai. Wadala Road is a station on the Harbour Line of Mumbai's railway network. Wadala was once considered a central suburb of the city of Mumbai, but it is now well within the city limits. Wadala has several schools and some renowned institutions like VJIT, VIT located near one another. Port Trust Railway opened the Wadala Ballard Pier railway line. Petrol and kerosene installations also came up in Wadala.

Post Office	Police Station	Municipal Ward
Wadala Truck Terminal	Wadala Truck Terminal Police Station	Ward F North

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Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 76 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **12.6 Km**
- Bhakti Park, Wadala Truck Terminal, Sion, Mumbai, Maharashtra 400037 **700 Mtrs**
- Bhakti Park Monorail Station **1.1 Km**
- Wadala Road Station **3.7 Km**
- Eastern Freeway, Wadala, Mumbai, Maharashtra 400037 **4.9 Km**
- Micro Care Hospital **3.1 Km**
- Don Bosco High School **4.3 Km**
- Carnival Cinemas **850 Mtrs**
- PNM Supermarket **2 Km**

LAND & APPROVALS

Legal Title Summary

The land upon which the project has been constructed is freehold. Ajmera Realty And Infra India Limited are the sole and absolute owners of the property.

Encumbrances

Ajmera Realty & Infra India Limited have mortgaged the land upon which the project has been constructed to ICICI Bank.

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

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BUILDER & CONSULTANTS

Established in the early 1960s, the Ajmera Group is one of India's leading conglomerates with ventures in real estate, solar power, cement, steel, education and more. Its real estate wing is recognised as of one India's leading companies with a presence in Mumbai, Pune, Rajkot, Ahmedabad, Bengaluru and London. The Ajmera Group has successfully delivered over 28million square feet of space in India and abroad. Their residential projects are synonymous with quality, innovative construction, technology, comfort, aesthetic appeal, and value for money. Ajmera Realty & Infra India Ltd. has won "Developers of the Year-Residential Category Award" by 11th Realty + Excellence Awards 2019- West.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2020	2.3 Acre	2 BHK,3 BHK,4 BHK

Project Amenities

Sports	Basketball Court,Cricket Pitch,Tennis Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Yoga Room / Zone,Steam Room,Library / Reading Room,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A Wing	5	42	4	2 BHK,3 BHK,4 BHK	168
B Wing	5	42	4	2 BHK,3 BHK,4 BHK	168
First Habitable Floor				9th Floor	

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff
- **Fire Safety :** Sprinkler System,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	994 sqft
3 BHK	1661 sqft
4 BHK	2450 sqft
2 BHK	994 sqft
3 BHK	1661 sqft
4 BHK	2450 sqft

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Floor To Ceiling Height	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,Electrical Sockets / Switch Boards
Finishing	Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Home Automation
White Goods	Chimney & Hob,Modular Kitchen

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 33000000
3 BHK	--	--	INR 55000000

4 BHK	--	--	INR 69000000

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

GST	Stamp Duty	Registration
0%	5%	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	NA
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,Kotak Bank,SBI Bank

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Transaction History

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

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
May 2022	1190	21	INR 46000000	INR 38655.46
April 2022	902	NA	INR 24950000	INR 27660.75
March 2022	1170	NA	INR 40700000	INR 911.72
March 2022	1616	NA	INR 53361000	INR 33020.42
March 2022	1170	10	INR 40700000	INR 34786.32
January 2022	1183	27	INR 46640000	INR 39425.19
October 2021	978	NA	INR 27295380	INR 27909.39
October 2021	1530	33	INR 41930460	INR 27405.53
September 2021	1532	23	INR 34944420	INR 22809.67
September 2021	1404	NA	INR 37200000	INR 26495.73
September 2021	1530	NA	INR 38600000	INR 25228.76

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August 2021	1532	33	INR 42481530	INR 27729.46
August 2021	978	NA	INR 26229420	INR 26819.45
June 2021	978	26	INR 27102800	INR 27712.47
May 2021	1532	24	INR 35155890	INR 22947.71
April 2021	1532	32	INR 36358875	INR 23732.95
April 2021	942	22	INR 25000000	INR 26539.28
March 2021	1530	26	INR 35319240	INR 23084.47
March 2021	1532	29	INR 36340920	INR 23721.23
February 2021	1530	32	INR 34535160	INR 22572

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AJMERA ISLAND - AEON

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	73
Infrastructure	70
Local Environment	100
Land & Approvals	50
Project	64
People	56
Amenities	62
Building	67
Layout	73
Interiors	63
Pricing	30
Total	**63/100**

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