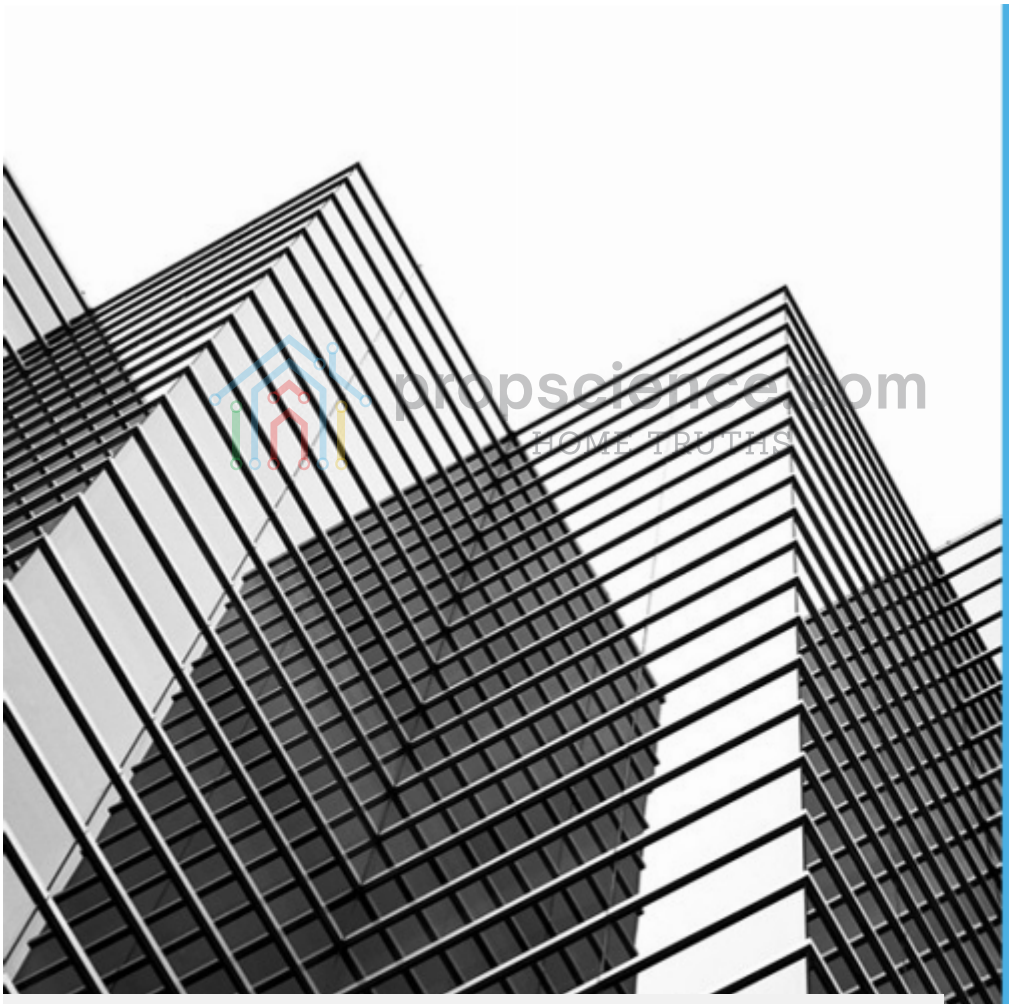
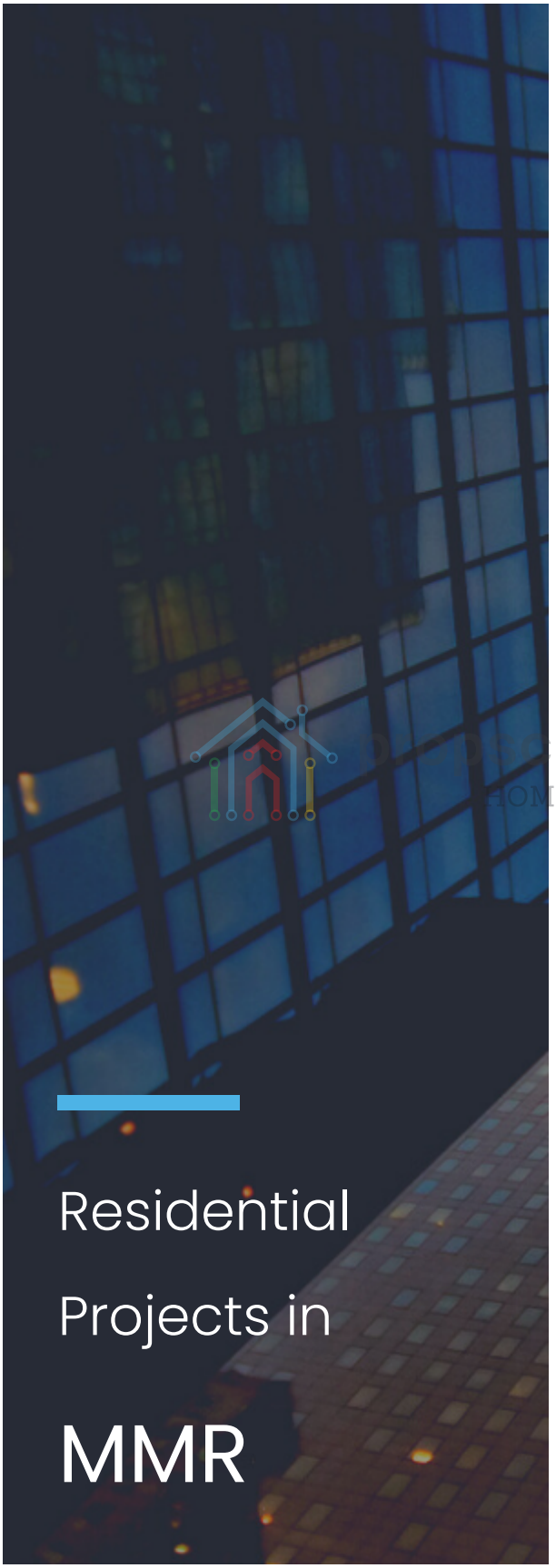
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PROP REPORT



Ajmera Island - Zeon

MahaRERA Number : P51800000779



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 **12.3 Km**
- Bhakti Park, Wadala Truck Terminal, Sion, Mumbai, Maharashtra 400037 **700 Mtrs**
- Bhakti Park Monorail Station **1.1 Km**
- Wadala Railway Station **5.3 Km**
- Eastern Freeway, Wadala, Mumbai, Maharashtra 400037 **4.9 Km**
- Apollo Spectra Hospitals **6.5 Km**
- Shishuvan International School, King's Circle, 426, Shradhanand Rd, Matunga Central Railway Workshop, Matunga, Mumbai, Maharashtra 400019 **4.5 Km**
- Carnival Cinemas **850 Mtrs**
- PNM Supermarket **2 Km**

LAND & APPROVALS

Legal Title Summary

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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

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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AJMERA ISLAND - ZEON

PROJECT & AMENITIES

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

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
Leisure	Yoga Room / Zone
Business & Hospitality	Clubhouse
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

AJMERA ISLAND - ZEON

BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A Wing	5	42	2	2 BHK,3 BHK,4 BHK	84
B Wing	5	42	4	2 BHK,3 BHK,4 BHK	168
First Habitable Floor			9th Floor		

Services & Safety

- **Security :** NA
- **Fire Safety :** NA

- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** NA

AJMERA ISLAND - ZEON

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	NA
Joinery, Fittings & Fixtures	Light Fittings
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	Chimney & Hob,Modular Kitchen,Water Purifier

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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	HDFC Bank,ICICI Bank

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HOME LOANS

Transaction History

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

AJMERA ISLAND - ZEON

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
May 2022	1074	17	INR 30786000	INR 28664.8

May 2022	1876	18	INR 51500000	INR 27452.03
May 2022	1074	NA	INR 27500000	INR 25605.21
April 2022	1563	NA	INR 54000000	INR 34548.94
March 2022	1074	NA	INR 33000000	INR 30726.26
February 2022	2668	1	INR 59366520	INR 22251.32
February 2022	1563	9	INR 40500000	INR 25911.71
December 2021	2238	NA	INR 71500000	INR 31948.17
November 2021	895	3	INR 27500000	INR 30726.26
October 2021	1876	26	INR 46000000	INR 24520.26
September 2021	1074	1	INR 27500000	INR 25605.21
August 2021	2668	3	INR 55877850	INR 20943.72
August 2021	1074	1	INR 27500000	INR 25605.21

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August 2021	1059	4	INR 18832500	INR 17783.29
July 2021	1074	17	INR 28700000	INR 26722.53
June 2021	895	NA	INR 29900000	INR 33407.82
April 2021	1876	NA	INR 49500000	INR 26385.93
March 2021	1875	9	INR 52000000	INR 27733.33
March 2021	1074	20	INR 2695000	INR 2509.31
February 2021	2686	23	INR 61100000	INR 22747.58

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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	64
Local Environment	100
Land & Approvals	50
Project	64
People	56
Amenities	36
Building	65
Layout	73
Interiors	38
Pricing	30
Total	**58/100**

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AJMERA ISLAND - ZEON

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