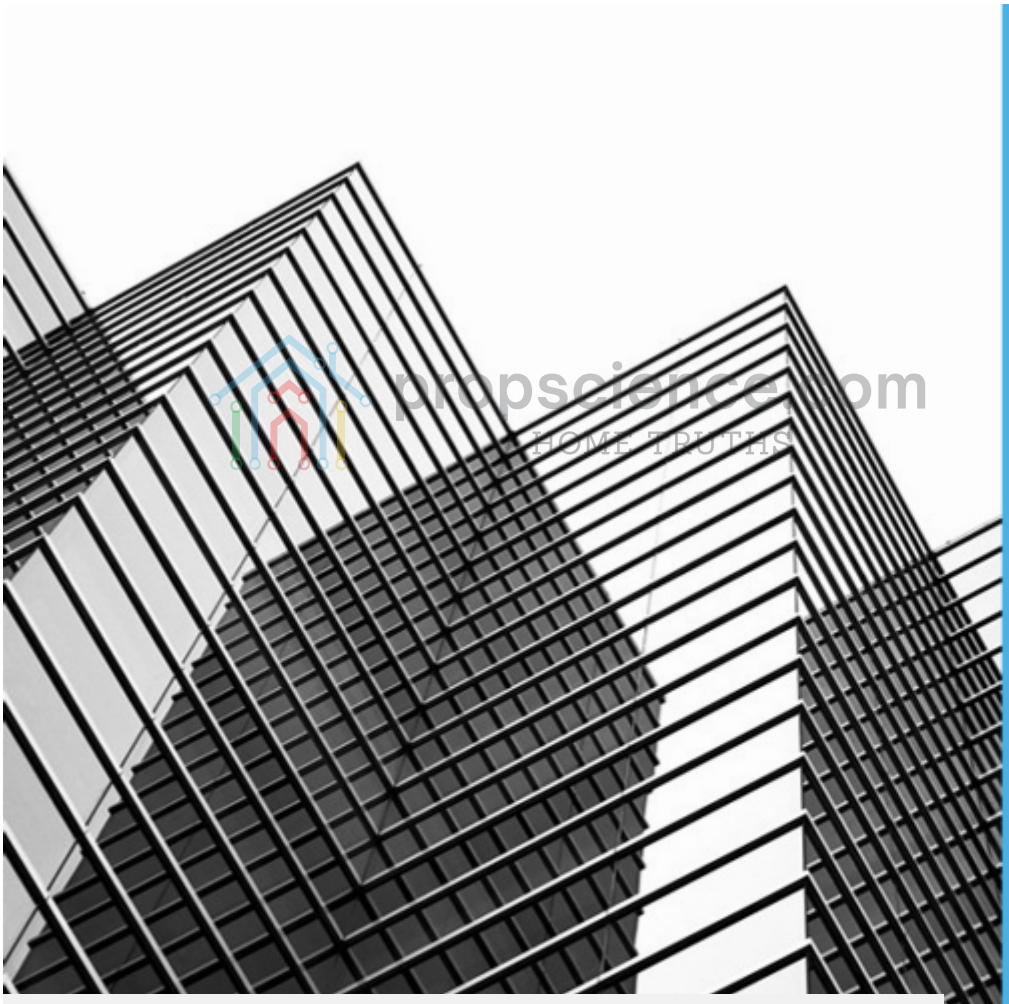
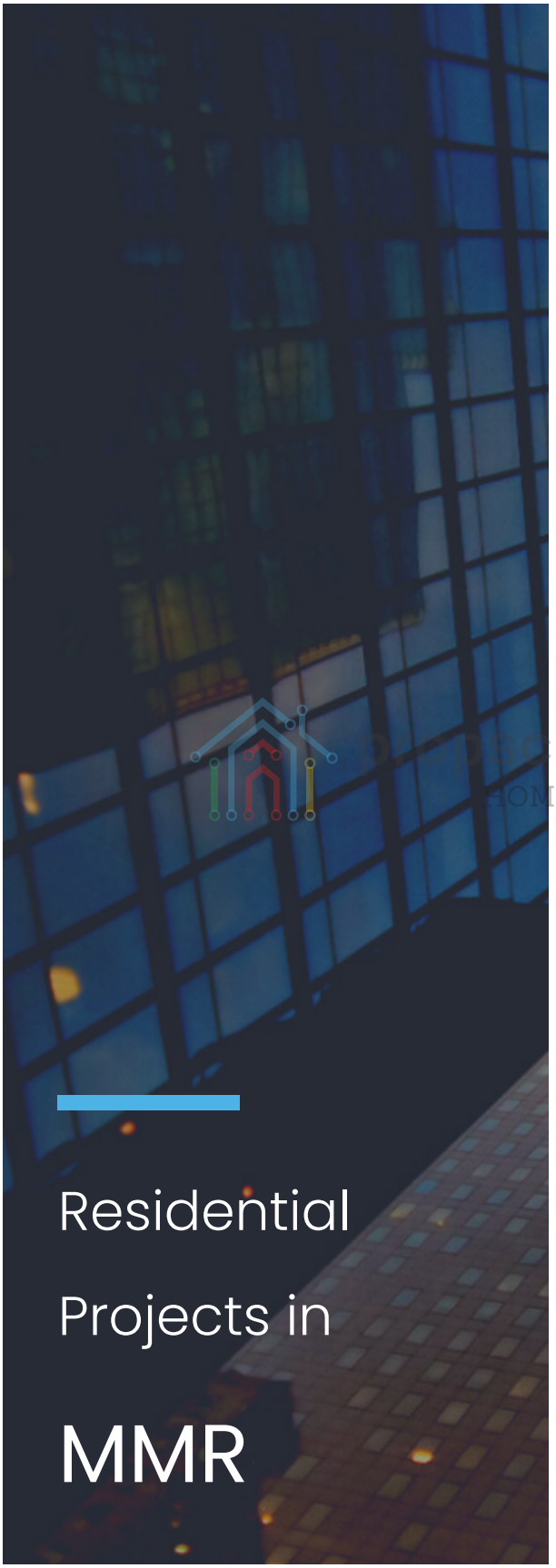
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PROP REPORT



Ajmera Island - Treon

MahaRERA Number : P51800000776



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 International Airport **10.5 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 40003 **4.9 Km**
- Micro Care Hospital **3.1 Km**
- Guru Nanak College of Arts Science and Commerce **2.7 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
July 2022	NA	3

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AJMERA ISLAND - TREON

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 - TREON

PROJECT & AMENITIES

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

Project Amenities

Sports	Basketball Court,Multipurpose Court,Squash Court,Tennis Court,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Yoga Room / Zone,Steam Room,Library / Reading Room,Senior Citizen Zone
Business & Hospitality	Clubhouse
Eco Friendly Features	NA

AJMERA ISLAND - TREON

BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	5	42	4	2 BHK,3 BHK,4 BHK	168
Wing B	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
- **Fire Safety :** NA
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** NA

AJMERA ISLAND - TREON

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	994 sqft
3 BHK	1661 sqft
4 BHK	2450 sqft
2 BHK	997 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
Joinery, Fittings & Fixtures	Light Fittings
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	Chimney & Hob,Modular Kitchen,Geyser

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AJMERA ISLAND - TREON

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 32798.4	--	INR 33000000
3 BHK	INR 31908.49	--	INR 55000000

4 BHK	INR 29590.6	--	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	2172	NA	INR 58095225	INR 26747.34
April 2022	2172	NA	INR 56173500	INR 25862.57
March 2022	2172	NA	INR 65043000	INR 29946.13
March 2022	2172	NA	INR 56173500	INR 25862.57
March 2022	2683	34	INR 63860400	INR 23801.86
February 2022	2683	9	INR 56291760	INR 20980.9
February 2022	1876	22	INR 46100000	INR 24573.56
February 2022	1085	34	INR 31613300	INR 29136.68
January 2022	2686	18	INR 73000000	INR 27177.96
January 2022	1085	13	INR 22774770	INR 20990.57
January 2022	2683	13	INR 56321325	INR 20991.92

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December 2021	1085	4	INR 21204000	INR 19542.86
December 2021	1805	34	INR 45468540	INR 25190.33
November 2021	1805	16	INR 45279000	INR 25085.32
November 2021	2683	NA	INR 56173500	INR 20936.82
October 2021	1085	3	INR 22041000	INR 20314.29
October 2021	1085	34	INR 26301330	INR 24240.86
September 2021	1085	NA	INR 27000000	INR 24884.79
September 2021	1085	34	INR 25863300	INR 23837.14
August 2021	1085	34	INR 25863300	INR 23837.14

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AJMERA ISLAND - TREON

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	78
Local Environment	100
Land & Approvals	64
Project	60
People	56
Amenities	56

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Building	65
Layout	73
Interiors	45
Pricing	30
Total	**62/100**

AJMERA ISLAND - TREON

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