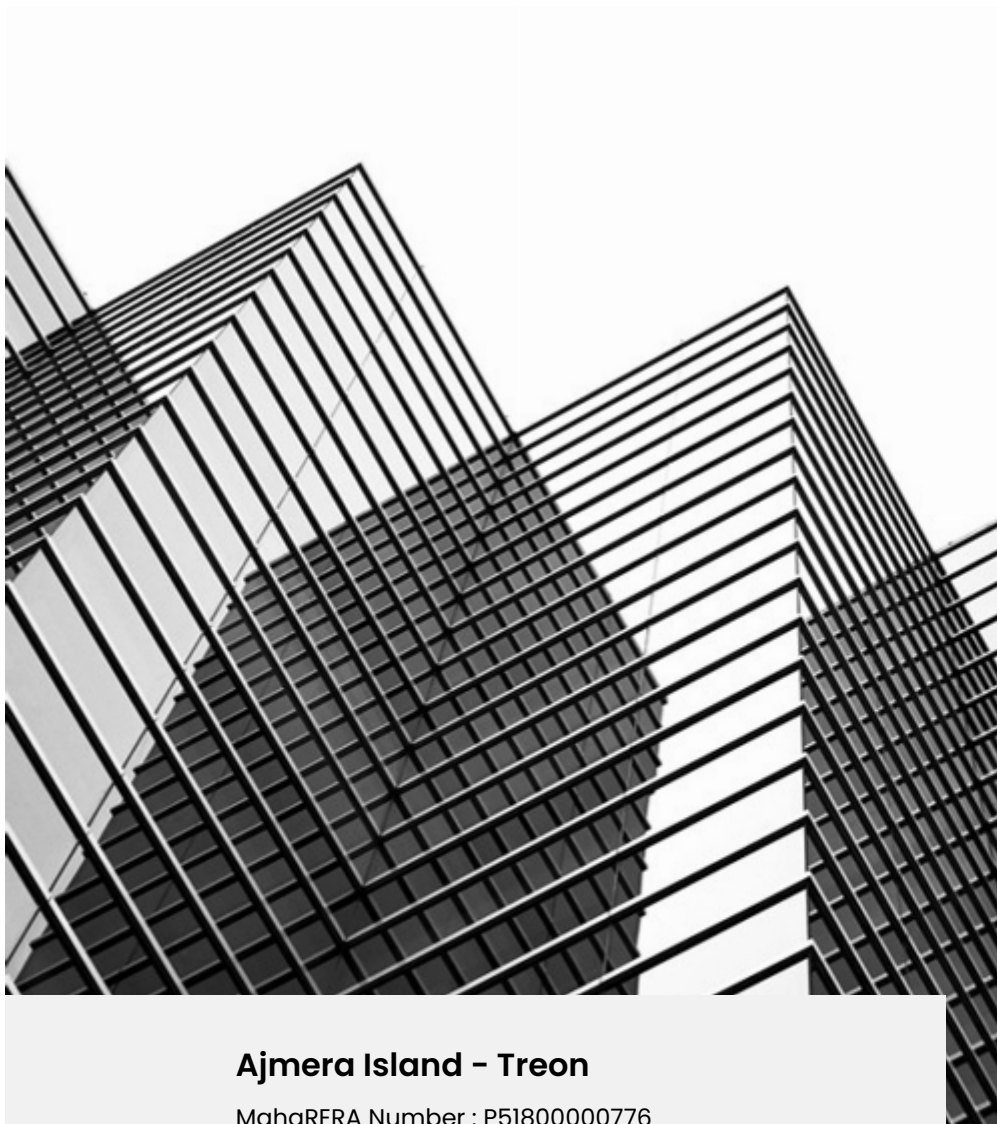


propscience.com

# PROP REPORT



**Ajmera Island - Treon**

MahaRERA Number : P51800000776



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 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   |

### 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                          |

# 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 one of 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               |

AJMERA ISLAND - TREON

# PROJECT & AMENITIES

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

## Project Amenities

|                                   |   |
|-----------------------------------|---|
| <b>Sports</b>                     | 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 |
| <b>Leisure</b>                    | Yoga Room / Zone,Steam Room,Library / Reading Room,Senior Citizen Zone  |
| <b>Business &amp; Hospitality</b> | Clubhouse   |
| <b>Eco Friendly Features</b>      | NA  |

## AJMERA ISLAND – TREON

# BUILDING LAYOUT

| 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         |

|                                |  |
|--------------------------------|--|
| <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                                    |
| <b>Joinery, Fittings &amp; Fixtures</b> | Light Fittings                                     |
| <b>Finishing</b>                        | Laminated flush doors, Double glazed glass windows |
| <b>HVAC Service</b>                     | NA   |
| <b>Technology</b>                       | NA   |
| <b>White Goods</b>                      | Chimney & Hob, Modular Kitchen, Geyser             |

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.

|                   |                        |                      |
|-------------------|------------------------|----------------------|
| <b>GST</b>        | <b>Stamp Duty</b>      | <b>Registration</b>  |
| 0%                | 5%                     | 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>        | NA   |
| <b>Bank Approved Loans</b> | Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,Kotak Bank,SBI Bank |

### Transaction History

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

AJMERA ISLAND – TREON

## 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    |

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

AJMERA ISLAND – TREON

# 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.

| <b>Category</b>             | <b>Score</b> |
|-----------------------------|--------------|
| <b>Place</b>                | 48           |
| <b>Connectivity</b>         | 73           |
| <b>Infrastructure</b>       | 78           |
| <b>Local Environment</b>    | 100          |
| <b>Land &amp; Approvals</b> | 64           |
| <b>Project</b>              | 60           |
| <b>People</b>               | 56           |
| <b>Amenities</b>            | 56           |

|                  |               |
|------------------|---------------|
| <b>Building</b>  | 65            |
| <b>Layout</b>    | 73            |
| <b>Interiors</b> | 45            |
| <b>Pricing</b>   | 30            |
| <b>Total</b>     | <b>62/100</b> |

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AJMERA ISLAND – TREON

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