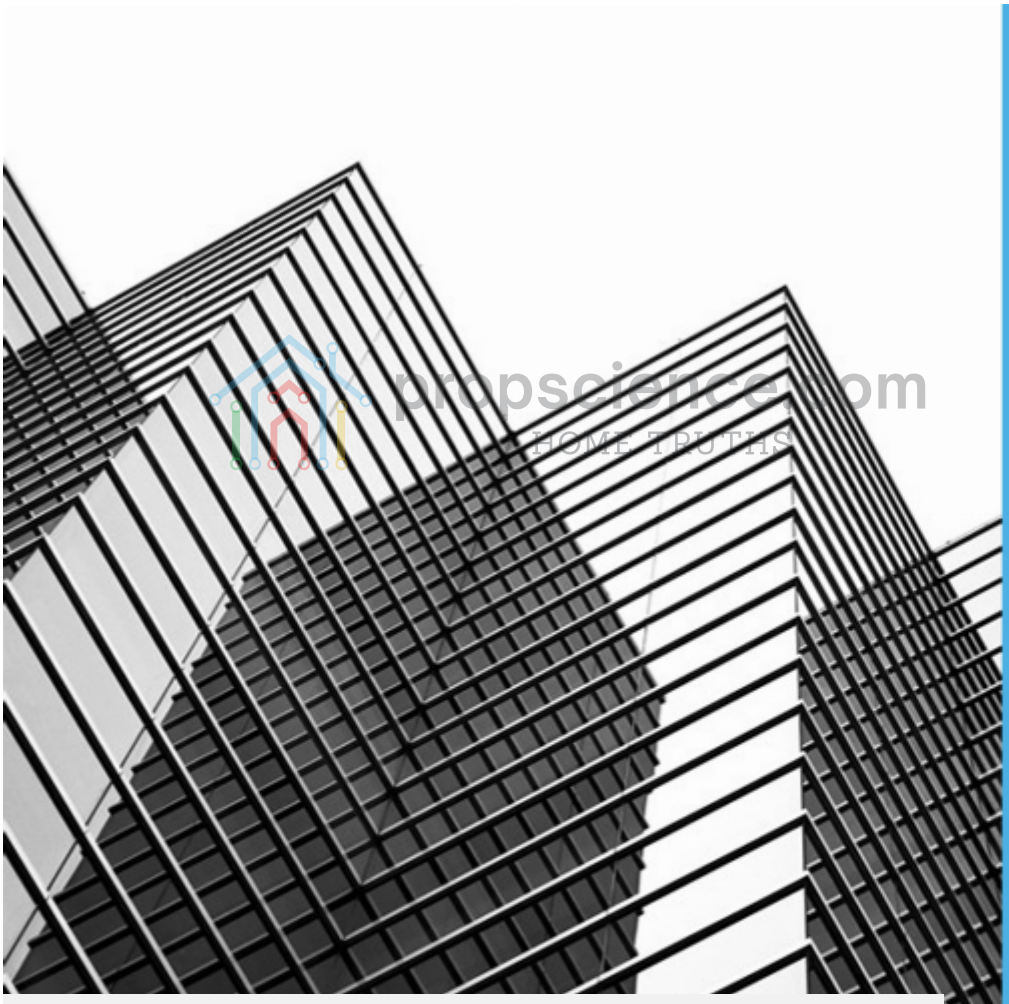
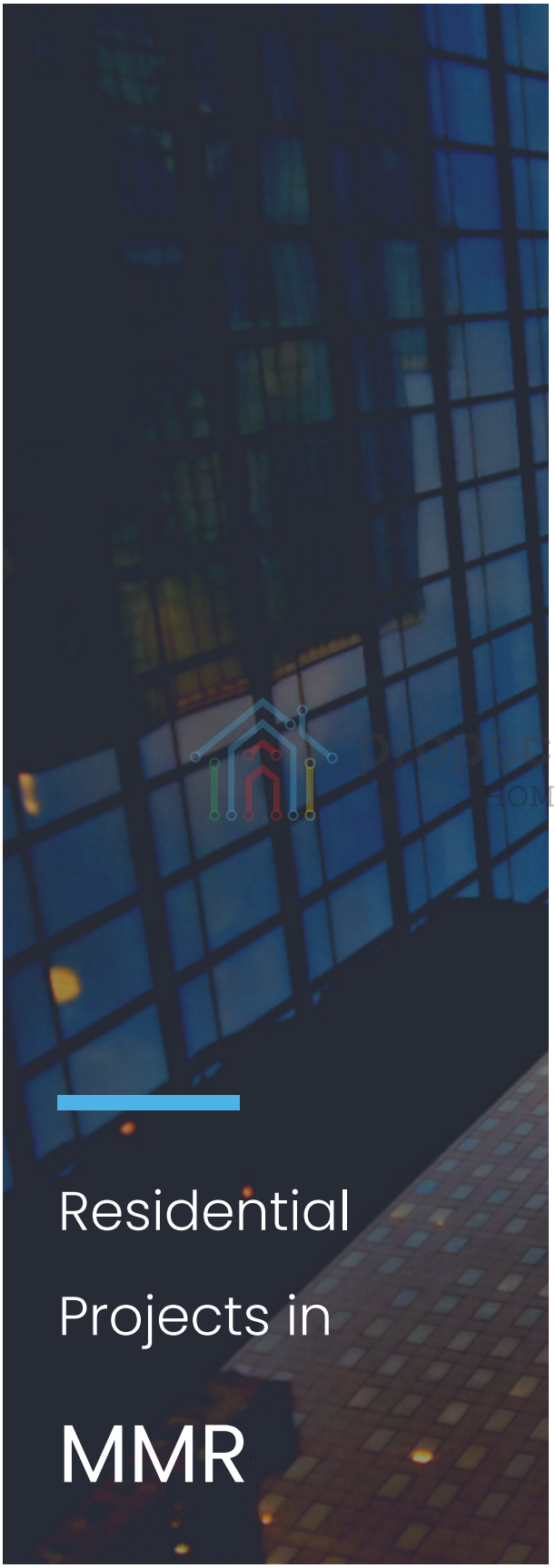
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PROP REPORT



Ajmera Greenfinity

MahaRERA Number : P51800027999



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 prone to traffic jams during rush hour. The air pollution levels are 130 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **12.4 Km**
- Bhakti Park Bus Stop **700 Mtrs**
- Bhakti Park Monorail Station, Bhakti Park, **1.1 Km**
- Wadala Station(W) **5.6 Km**
- Eastern Fwy **2 Km**
- Somaiya Hospital **3.4 Km**
- Ryan International School **5.3 Km**
- Carnival Cinemas Imax **700 Mtrs**
- Bhagwati Foods **650 Mtrs**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2022	NA	1

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BUILDER & CONSULTANTS

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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

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2022	1.89 Acre	1 BHK,1.5 BHK,2.5 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym
Leisure	Yoga Room / Zone,Senior Citizen Zone,Sit-out Area,Reflexology Park
Business & Hospitality	Clubhouse
Eco Friendly Features	Landscaped Gardens

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
C Wing	2	22	4	1 BHK,1.5 BHK,2.5 BHK	88
D Wing	2	22	4	1 BHK,1.5 BHK,2.5 BHK	88

First Habitable Floor	1st Floor

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **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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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	340 sqft

1.5 BHK	473 sqft
2.5 BHK	820 sqft
1 BHK	340 sqft
1.5 BHK	473 sqft
2.5 BHK	820 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

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

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 10800000
1.5 BHK	--	--	INR 14400000
2.5 BHK	--	--	INR 25200000

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

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GST	Stamp Duty	Registration
5%	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	Construction Linked Payment

Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank,IDBI Bank,SBI Bank,YES Bank

Transaction History

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

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
March 2022	341	NA	INR 8790476	INR 25778.52
March 2022	341	NA	INR 8600000	INR 25219.94
March 2022	341	6	INR 8504762	INR 24940.65
February 2022	375	14	INR 8790476	INR 23441.27
February 2022	521	13	INR 11711429	INR 22478.75
January 2022	521	6	INR 11711429	INR 22478.75

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January 2022	521	21	INR 11616190	INR 22295.95
December 2021	375	14	INR 8428571	INR 22476.19
December 2021	521	19	INR 12568571	INR 24123.94
December 2021	375	13	INR 8657143	INR 23085.71
November 2021	521	7	INR 11711860	INR 22479.58
November 2021	375	20	INR 11711860	INR 31231.63
November 2021	375	7	INR 8790476	INR 23441.27
October 2021	521	7	INR 11711429	INR 22478.75
October 2021	375	22	INR 9695238	INR 25853.97
September 2021	375	21	INR 9695238	INR 25853.97

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September 2021	521	6	INR 11711860	INR 22479.58
August 2021	375	16	INR 9609524	INR 25625.4
August 2021	521	10	INR 12140000	INR 23301.34
July 2021	375	9	INR 8752406	INR 23339.75

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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.

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Category	Score
Place	48
Connectivity	83
Infrastructure	64

Local Environment	80
Land & Approvals	50
Project	61
People	56
Amenities	56
Building	57
Layout	55
Interiors	48
Pricing	40
Total	**58/100**

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