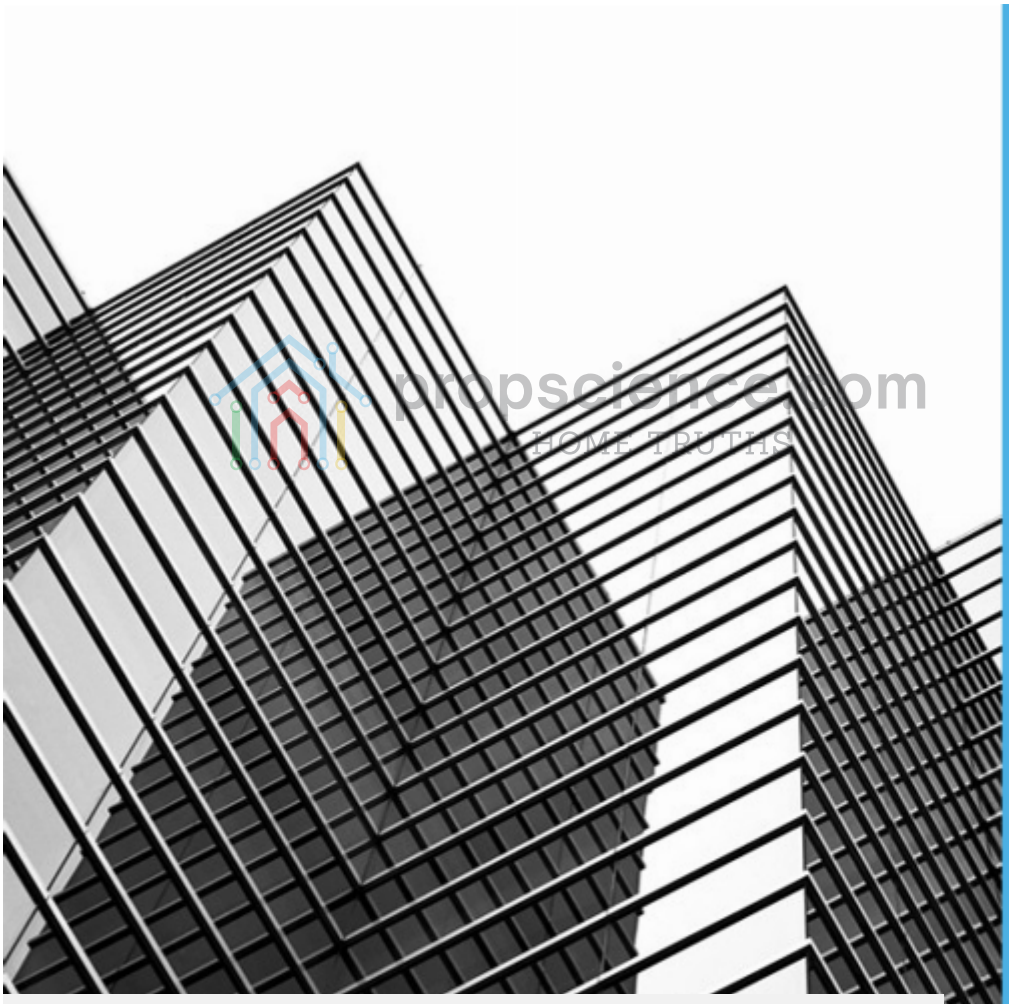
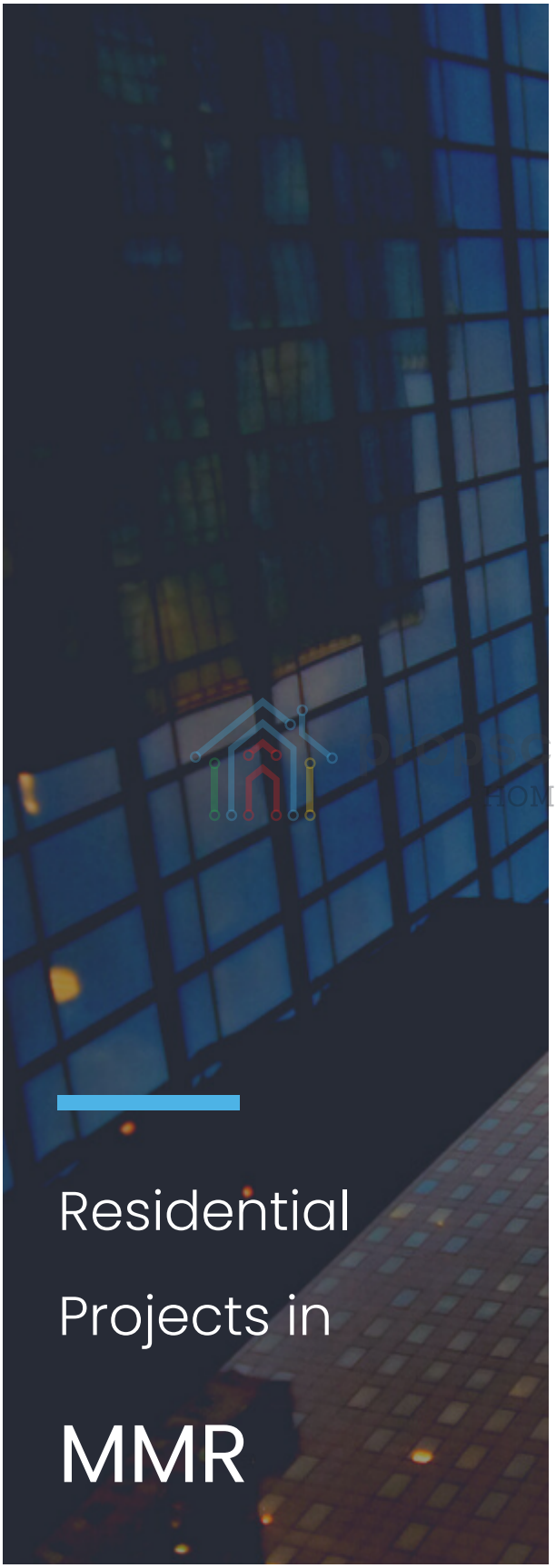
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PROP REPORT



Ajmera Bliss

MahaRERA Number : P51700026925



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 Kalyan West. Kalyan Dombivli is a twin city, that is part of the Mumbai Metropolitan Region. Located in the western half of Maharashtra, it is one of the largest cities of the state with a population of 12.46 lac people spread across 27 villages as per the 2011 census. Dombivli Kalyan has been included the government of India's smart city plan for the state. The area has good connectivity with over 10lac commuters traveling to neighbouring cities and towns every day. Several renowned builders are building large self-sustaining townships in the area opening plenty affordable housing options for locals as well as residents of neighbouring localities. The real estate prices remain attractive, making it a popular option for young families. Some drawbacks of the area include lack of open or recreational green spaces, poor sewer systems, and lack of super-specialty hospitals.

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Post Office	Police Station	Municipal Ward
Kalyan City	Kalyan Taluka Police Station	Ward B

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 100 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **55.4 Km**
- Chhatrapati Shivaji Maharaj International Airport **43.9 Km**
- Vrindavan Residency,Bus Stop **450 Mtrs**
- Kalyan Railway Station **3.3 Km**
- MH MSH 2, Shahad, Ulhasnagar **900 Mtrs**
- Holy Cross Hospital **2.3 Km**
- Brighton World School **450 Mtrs**
- Metro Junction Mall **5.3 Km**
- Patel R Mart **2.2 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

There are no documented encumbrances uploaded on the MahaRERA website.

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
November 2022	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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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st October, 2023	67432.17 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Multipurpose Court,Swimming Pool,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Senior Citizen Zone
Business & Hospitality	Banquet Hall
Eco Friendly Features	Landscaped Gardens

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BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
AJMERA BLISS	3	20	6	1 BHK,2 BHK	120

First Habitable Floor	2nd

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System
- **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	446 sqft
2 BHK	653 sqft

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

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards

Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 9950.67	INR 4438000	INR 4659900
2 BHK	INR 9954.06	INR 6500000	INR 6825000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**

NA	NA	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,Kotak 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.
October 2022	410	15	INR 4100550	INR 10001.34
October 2022	546	18	INR 6313680	INR 11563.52

October 2022	410	20	INR 3765900	INR 9185.12
September 2022	546	6	INR 5244150	INR 9604.67
July 2022	410	14	INR 4095630	INR 9989.34
July 2022	546	1	INR 5899095	INR 10804.2
July 2022	410	3	INR 3758000	INR 9165.85
June 2022	410	9	INR 4019400	INR 9803.41
June 2022	410	18	INR 4102560	INR 10006.24
June 2022	410	3	INR 4123350	INR 10056.95
June 2022	410	19	INR 4116420	INR 10040.05
June 2022	410	18	INR 4102560	INR 10006.24
June 2022	410	5	INR 3877335	INR 9456.91
April 2022	410	17	INR 3702699	INR 9030.97
April 2022	410	4	INR 4022865	INR 9811.87
April 2022	410	16	INR 4123350	INR 10056.95

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April 2022	546	7	INR 5644350	INR 10337.64
April 2022	546	14	INR 5556438	INR 10176.63
March 2022	410	6	INR 3673593	INR 8959.98
March 2022	410	14	INR 4019400	INR 9803.41

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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	55
Connectivity	73
Infrastructure	72
Local Environment	100

Land & Approvals	44
Project	71
People	56
Amenities	42
Building	55
Layout	56
Interiors	55
Pricing	40
Total	**60/100**

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