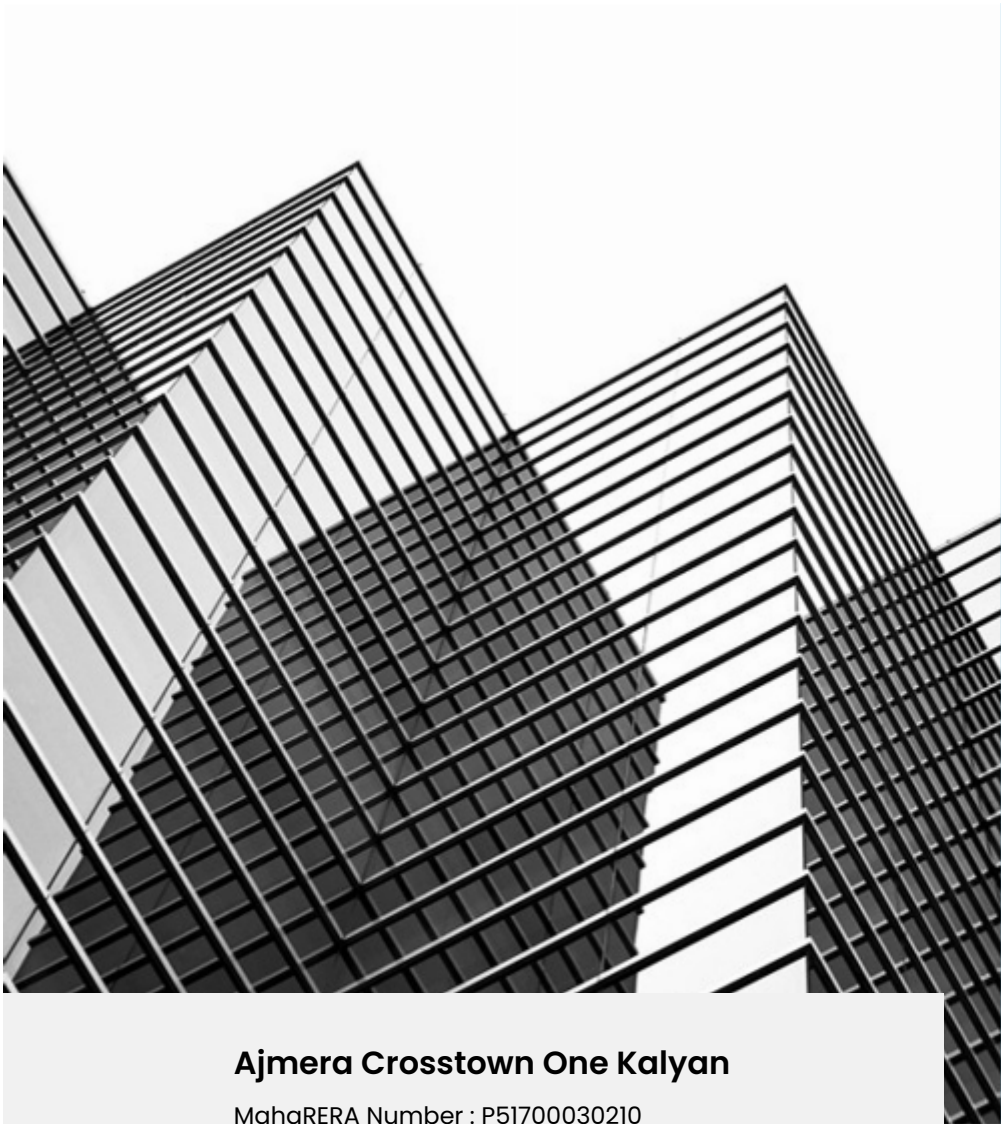


propscience.com

PROP REPORT



Ajmera Crosstown One Kalyan

MahaRERA Number : P51700030210



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.

LOCATION

Post Office	Police Station	Municipal Ward
Ulhasnagar-1	Ulhasnagar Police Station	Ward 1

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 128 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **46 Km**
- MSRTC bus depot Kalyan **3.5 Km**
- Shahad Railway station **550 Mtrs**
- Kalyan Murbad Road **100 Mtrs**
- Century Rayon Hospital Trust **400 Mtrs**
- Century Rayon High School **1 Km**
- Metro Junction Mall **5.8 Km**
- D mart **1.2 Km**

LAND & APPROVALS

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

AJMERA CROSSTOWN ONE
KALYAN

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
HDFC Bank	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st July, 2025	9.5 Acre	1 BHK,1.5 BHK,2 BHK

Project Amenities

Sports	Badminton Court,Multipurpose Court,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Kids Pool,Kids Gym,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Mini Theatre,Yoga Room / Zone,Steam Room,Spa,Senior Citizen Zone,Temple,Deck Area,Sit-out Area
Business & Hospitality	Banquet Hall,Barbeque Pit,Party Lawn,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Herb Garden,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage,Eco Friendly Paint,Charging Ports - Electrical Cars

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
CROSSTOWN	4	28	6	1 BHK,1.5 BHK,2 BHK	168
First Habitable Floor				6th floor	

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders,Fireman's Lift
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	458 sqft
1.5 BHK	557 - 730 sqft
2 BHK	662 sqft

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,False Ceiling,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1.5 BHK	INR 10341.11	INR 5760000	INR 6400000 to 13000000
1 BHK	INR 10807.86	INR 4950000	INR 5500000
2 BHK	INR 12915.41	INR 8550000	INR 9500000

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	INR 500000	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,IndusInd Bank,Kotak Bank,L& T Housing Finance Ltd,LIC Housing Finance Ltd,SBI Bank,Standard Chartered Bank,YES Bank

Transaction History

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

AJMERA CROSSTOWN ONE
KALYAN

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	30

Connectivity	73
Infrastructure	72
Local Environment	90
Land & Approvals	44
Project	65
People	65
Amenities	92
Building	67
Layout	55
Interiors	65
Pricing	40
Total	63/100

AJMERA CROSSTOWN ONE
KALYAN

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.