

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-704/23-24	Dated 20-May-23
Buyer (Bill to) STATE BANK OF INDIA - HLST BKC HOME LOAN SALES Project Approval Cell, Local Head Office, Synergy, 5th Floor, C-6, G Block, Bandra Kurla Complex, Bandra East, Mumbai 400 051 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 31378 / 2300706	Delivery Note Date
Dispatched through		Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	MASTER VALUATION		18 %	10,500.00
	CGST			945.00
	SGST			945.00
Total				₹ 12,390.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Twelve Thousand Three Hundred Ninety Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
	10,500.00	9%	945.00	9%	945.00	1,890.00
Total	10,500.00		945.00		945.00	1,890.00

Tax Amount (in words) : **Indian Rupee One Thousand Eight Hundred Ninety Only**

Remarks:

""Nine Reflex"", Proposed Redevelopment of Plot Bearing C. S. No. 15/62 known as Daya Manzil of Dadar Naigaon Division, B. J. Devrukar Road, Naigaon, Dadar (East), Mumbai, PIN Code – 400 014, State - Maharashtra, Country - India - M/s. Reflex Projects LLP (Project Valuation)

Company's PAN : **AADCV4303R**

Declaration

NOTE – AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

Company's Bank Details

Bank Name : **State Bank of India**
 A/c No. : **32632562114**
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

Rattou
 Authorised Signatory

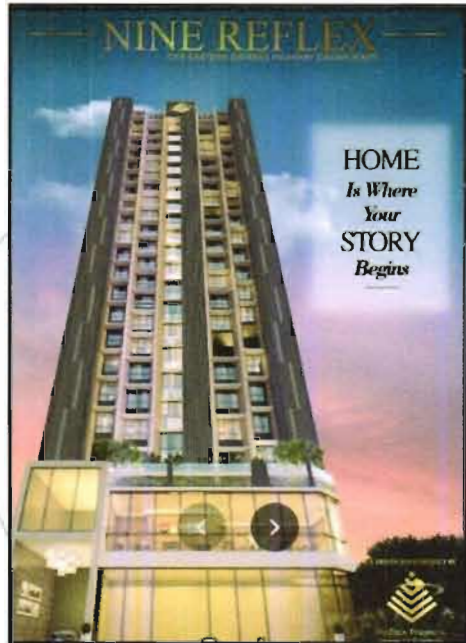
This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.
 An ISO 9001:2015 Certified Company www.vastukala.org



MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Nine Reflex"

"Nine Reflex", Proposed Redevelopment of Plot Bearing C. S. No. 15/62 known as Daya Manzil of Dadar Naigaon Division, B. J. Devrukhar Road, Naigaon, Dadar (East), Mumbai, PIN Code – 400 014, State - Maharashtra, Country - India

Latitude Longitude: 19°00'37.8"N 72°50'37.7"E

Valuation Done for:

State Bank of India

Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",
5th Floor, C-6, 'G' Block, Bandra Kurla Complex, Bandra (East),
Mumbai – 400 051 State - Maharashtra, Country - India



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

Regd. Office : 121, 1st Floor, Akruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

MASTER VALUATION REPORT OF "Nine Reflex"

"Nine Reflex", Proposed Redevelopment of Plot Bearing C. S. No. 15/62 known as Daya Manzil of Dadar Naigaon Division, B. J. Devrukhkar Road, Naigaon, Dadar (East), Mumbai, PIN Code – 400 014, State - Maharashtra, Country - India

Latitude Longitude: 19°00'37.8"N 72°50'37.7"E

NAME OF DEVELOPER: M/s. Reflex Projects LLP

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **12th May 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Nine Reflex", Proposed Redevelopment of Plot Bearing C. S. No. 15/62 known as Daya Manzil of Dadar Naigaon Division, B. J. Devrukhkar Road, Naigaon, Dadar (East), Mumbai, PIN Code – 400 014, State - Maharashtra, Country - India. It is about 1.2 Km. travel distance from Dadar Railway Station of Western Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is higher class & developed.

2. Developer Details:

Name of builder	M/s. Reflex Projects LLP	
Project Registration Number	Project	RERA Project Number
	Nine Reflex	P51900034207
Register office address	M/s. Reflex Projects LLP Office No. 404, "Commerce House", 140, N. M. Road, Fort, Mumbai, PIN Code - 400 001, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Deepak Chaugule (Builder Person - Mobile No. 9769645504) Dhruvi Mehta (Builder Person - Mobile No. 8451977093) Atish (Sales Person - Mobile No. 7900187617)	
E – mail ID	Ninereflex.project@gmail.com www.reflexprojects.in	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	B J Devrukhkar Road
On or towards South	Kishore Terrace Building
On or towards East	SM Jadhav Road
On or towards West	Zubeidaa Manzil



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

Regd. Office : 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,

The Branch Manager,**State Bank of India**

Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",

5th Floor, C-6, 'G' Block,

Bandra Kurla Complex, Bandra (East),

Mumbai – 400 051, State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I	General					
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.				
2.	a)	Date of inspection : 12.05.2023				
	b)	Date on which the valuation is made : 22.05.2023				
3.	List of documents produced for perusal					
	1.	Copy of Legal Title Certificate date 10.03.2022 issued by Adv. Alisha Parekh				
	2.	Copy of Affidavit Cum Declaration of Mr. Manish Shah partner of M/s. Reflex Projects LLP promoter of the proposed project Nine Reflex date 09.03.2022				
	3.	Copy of Declaration date 09.03.2022 of M/s. Reflex Projects LLP				
	4.	Copy of MAHARERA Registration Certificate of Project No. P51900034207 issued by Maharashtra Real Estate Regulatory Authority date 25.03.2022. Last Modified date 17.02.2023				
	5.	Copy of CA Certificate date 12.12.2022 issued by CA D. P. Thakkar & Co. (As per RERA Certificate)				
	6.	Copy of Achitect Certificate date 12.07.2022 issued by Arct. Kalpesh L. Shah				
	7.	Copy of Fire Safety Requirement for the amended plans Certificate No. CHE / CTY / 4719 / F / S / 337 (NEW) / CFO / 1 / Amend date 23.06.2022 issued by MCGM				
	8.	Copy of Commencement Certificate No. CHE / CTY / 4719 / F / S / 337 (NEW) / CC / 1 New date 16.08.2018 issued by Municipal Corporation of Greater Mumbai This C.C. is issued upto Plinth Level as per IOD / Plans date 30.03.2021. This C.C. is valid upto 28.11.2022.				
	9.	Copy of Amended Plan Approval Letter No. CHE / CTY / 4719 / F / S / 337 (NEW) / 337 / 1 / Amend date 30.12.2021 issued by Municipal Corporation of Greater Mumbai				
	10.	Copy of Approved Plan No. CHE / CTY / 4719 / F / S / 337 (NEW) date 24.08.2022 issued by Municipal Corporation of Greater Mumbai (Number of Copies - Eleven - Sheet No. 1 to 5) Approved upto:				
		<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Nine Reflex</td> <td>Basement + Ground + 1st (Commercial Floor) + 2nd floors (Transfer Girder Floor) + 3rd (Residential & Society Office) + 4th to 21st floors + 22nd (Part) Upper floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Nine Reflex	Basement + Ground + 1 st (Commercial Floor) + 2 nd floors (Transfer Girder Floor) + 3 rd (Residential & Society Office) + 4 th to 21 st floors + 22 nd (Part) Upper floors.
Project	Number of Floors					
Nine Reflex	Basement + Ground + 1 st (Commercial Floor) + 2 nd floors (Transfer Girder Floor) + 3 rd (Residential & Society Office) + 4 th to 21 st floors + 22 nd (Part) Upper floors.					
	Project Name (with address & phone nos.)	: "Nine Reflex", Proposed Redevelopment of Plot Bearing C. S. No. 15/62 known as Daya				

		Manzil of Dadar Naigaon Division, B. J. Devrukhar Road, Naigaon, Dadar (East), Mumbai, PIN Code – 400 014, State - Maharashtra, Country - India																							
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	M/s. Reflex Projects LLP Office No. 404, " Commerce House ", 140, N. M. Road, Fort, Mumbai, PIN Code - 400 001, State - Maharashtra, Country - India <u>Contact Person :</u> Deepak Chaugule (Builder Person - Mobile No. 9769645504) Dhruti Mehta (Builder Person - Mobile No. 8451977093) Atish (Sales Person - Mobile No. 7900187617)																							
5.	Brief description of the property (Including Leasehold / freehold etc.)																								
<p>About "Nine Reflex" Project: Nine Reflex is a fully approved urban Residential project. it is located in naigaon east, mumbai. it is developed by Reflex Projects Lp who are known for their best-in-class properties.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Nine Reflex</td> <td>Proposed Basement + Ground + 1st (Commercial Floor) + 2nd floors (Transfer Girder Floor) + 3rd (Residential & Society Office) + 4th to 21st floors + 22nd (Part) Upper floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>Nine Reflex</td> <td>Plinth work is completed.</td> <td>10%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is December - 2024 (As per MAHARERA Certificate)</p> <p>PROPOSED PROJECT AMENITIES:</p> <table border="1"> <tbody> <tr><td>➤ Italian marble flooring for living, dining, bedrooms and kitchen.</td></tr> <tr><td>➤ Granite Kitchen platform with Stainless Steel Sink</td></tr> <tr><td>➤ Powder coated aluminum sliding windows with M.S. Grills</td></tr> <tr><td>➤ Laminated wooden flush doors with Safety door</td></tr> <tr><td>➤ Concealed wiring</td></tr> <tr><td>➤ Concealed plumbing</td></tr> <tr><td>➤ Garden</td></tr> <tr><td>➤ Fitness Centre</td></tr> <tr><td>➤ Yoga & Meditation Zone</td></tr> <tr><td>➤ Modern Gymnasium</td></tr> <tr><td>➤ Children's Play Area</td></tr> <tr><td>➤ Library and indoor games</td></tr> <tr><td>➤ Sports zone with multipurpose court</td></tr> </tbody> </table>			Project	Number of Floors	Nine Reflex	Proposed Basement + Ground + 1 st (Commercial Floor) + 2 nd floors (Transfer Girder Floor) + 3 rd (Residential & Society Office) + 4 th to 21 st floors + 22 nd (Part) Upper floors.	Project	Present stage of Construction	Percentage of work completion	Nine Reflex	Plinth work is completed.	10%	➤ Italian marble flooring for living, dining, bedrooms and kitchen.	➤ Granite Kitchen platform with Stainless Steel Sink	➤ Powder coated aluminum sliding windows with M.S. Grills	➤ Laminated wooden flush doors with Safety door	➤ Concealed wiring	➤ Concealed plumbing	➤ Garden	➤ Fitness Centre	➤ Yoga & Meditation Zone	➤ Modern Gymnasium	➤ Children's Play Area	➤ Library and indoor games	➤ Sports zone with multipurpose court
Project	Number of Floors																								
Nine Reflex	Proposed Basement + Ground + 1 st (Commercial Floor) + 2 nd floors (Transfer Girder Floor) + 3 rd (Residential & Society Office) + 4 th to 21 st floors + 22 nd (Part) Upper floors.																								
Project	Present stage of Construction	Percentage of work completion																							
Nine Reflex	Plinth work is completed.	10%																							
➤ Italian marble flooring for living, dining, bedrooms and kitchen.																									
➤ Granite Kitchen platform with Stainless Steel Sink																									
➤ Powder coated aluminum sliding windows with M.S. Grills																									
➤ Laminated wooden flush doors with Safety door																									
➤ Concealed wiring																									
➤ Concealed plumbing																									
➤ Garden																									
➤ Fitness Centre																									
➤ Yoga & Meditation Zone																									
➤ Modern Gymnasium																									
➤ Children's Play Area																									
➤ Library and indoor games																									
➤ Sports zone with multipurpose court																									

Part – A (Valuation of land)									
1	Size of plot	:	Plot area - 605.36 Sq. M. (As per Approved Plan & as per RERA Site)						
	North & South	:	-						
	East & West	:	-						
2	Total extent of the plot	:	As per table attached to the report						
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.						
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 1,92,200.00 per Sq. M. for Residential ₹ 93,500.00 per Sq. M. for Land						
5	Assessed / adopted rate of valuation	:	As per table attached to the report						
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>605.36</td> <td>93500</td> <td>5,66,01,160.00</td> </tr> </tbody> </table>	Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	605.36	93500	5,66,01,160.00
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)							
605.36	93500	5,66,01,160.00							
Part – B (Valuation of Building)									
1	Technical details of the building	:							
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential						
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress						
	c) Year of construction	:	N.A. Building Construction work is in progress						
	d) Number of floors and height of each floor including basement, if any	:							
	Project		Number of Floors						
	Nine Reflex		Proposed Basement + Ground + 1st (Commercial Floor) + 2nd floors (Transfer Girder Floor) + 3rd (Residential & Society Office) + 4th to 21st floors + 22nd (Part) Upper floors.						
	e) Plinth area floor-wise	:	As per table attached to the report						
	f) Condition of the building	:							
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. CHE / CTY / 4719 / F / S / 337 (NEW) date 24.08.2022 issued by Municipal Corporation of Greater Mumbai (Number of Copies - Eleven - Sheet No. 1 to 5)						
	h) Approved map / plan issuing authority	:	Approved upto: <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Nine Reflex</td> <td>Basement + Ground + 1st (Commercial Floor) + 2nd floors (Transfer Girder Floor) + 3rd (Residential & Society Office) + 4th to 21st floors + 22nd (Part) Upper floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Nine Reflex	Basement + Ground + 1st (Commercial Floor) + 2nd floors (Transfer Girder Floor) + 3rd (Residential & Society Office) + 4th to 21st floors + 22nd (Part) Upper floors.		
Project	Number of Floors								
Nine Reflex	Basement + Ground + 1st (Commercial Floor) + 2nd floors (Transfer Girder Floor) + 3rd (Residential & Society Office) + 4th to 21st floors + 22nd (Part) Upper floors.								

	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.

Specifications of construction (floor-wise) in respect of

Sr. No.	Description		
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work is in progress
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

Summary of the Project:

Particulars	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
Land Owner's Share	2 BHK - 30	30	12798	14078	-	-
Sale Flat	2 BHK - 29 5 BHK - 01	30	14509	15960	69,52,83,800.00	77,87,17,856.00
Total		60	27307	30038	69,52,83,800.00	77,87,17,856.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	69,52,83,800.00
Final Realizable Value After Completion in ₹	77,87,17,856.00
Cost of Construction (Total Built up area x Rate) 30038 Sq. Ft. x ₹ 3500.00	10,51,33,000.00

Project Name	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
Nine Reflex	05	30038	10,51,33,000.00	52,56,650.00

Part – C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work is in progress
2. Ornamental front door	
3. Sit out / Verandah with steel grills	
4. Overhead water tank	
5. Extra steel / collapsible gates	
Total	

Part – D (Amenities)	Amount in ₹
1. Wardrobes	N.A. Building Construction work is in progress
2. Glazed tiles	
3. Extra sinks and bath tub	
4. Marble / ceramic tiles flooring	
5. Interior decorations	
6. Architectural elevation works	
7. Paneling works	
8. Aluminum works	
9. Aluminum hand rails	
10. False ceiling	
Total	

Part – E (Miscellaneous)	Amount in ₹
1. Separate toilet room	N.A. Building Construction work is in progress
2. Separate lumber room	

3.	Separate water tank / sump	:	
4.	Trees, gardening	:	
	Total	:	

Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	N.A. Building Construction work is in progress
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total	:	

Total abstract of the entire property [®]

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Realizable Value / Fair Market Value as on date in ₹		:	₹ 69,52,83,800.00
Final Realizable Value After Completion in ₹		:	₹ 77,87,17,856.00

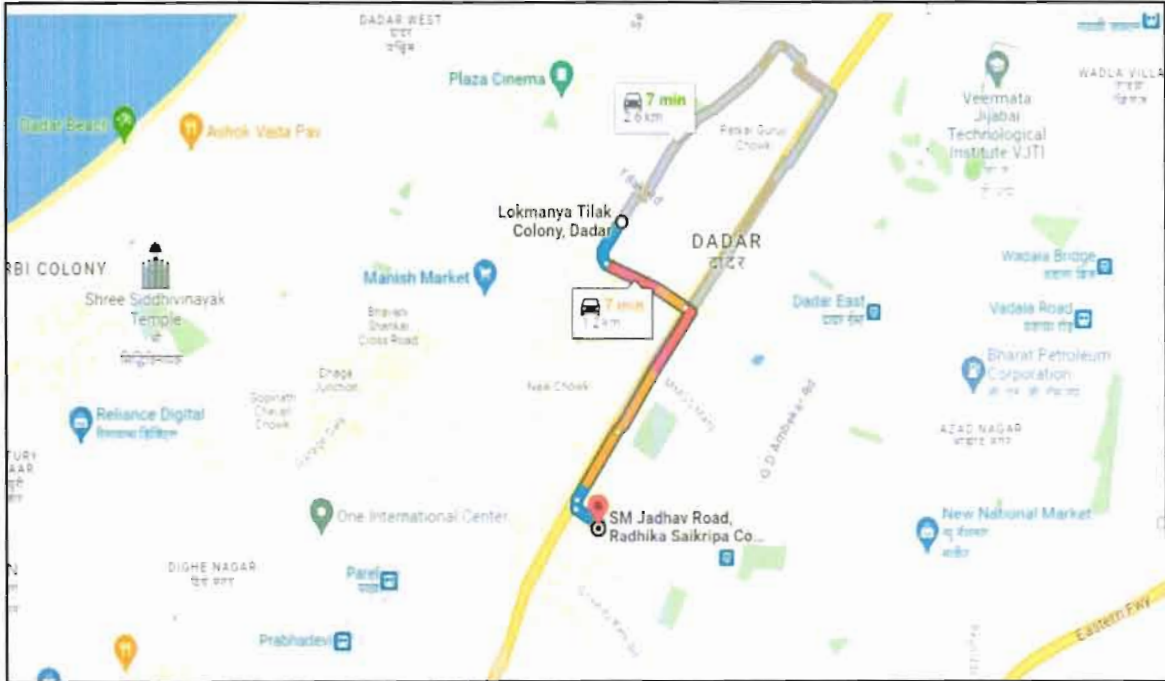
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 45,500 to ₹ 49,500.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 47,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs



Route Map of the property

Site ulr



Latitude Longitude: 19°00'37.8"N 72°50'37.7"E

Note: The Blue line shows the route to site from nearest Railway Station (Dadar – 1.2 Km.)

Price Indicators

HOUSING.com Buy in Mumbai

Nine Reflex

By REFLEX PROJECTS LLP

B J Devraikar Road, Dadar, Nagaon, Mira Road and Beyond, Mumbai

₹2.4 Cr | 45.00 K/sq.ft
EMI starts at 1.19 Lacs

See More

Contact Developer

No Property images available

Request Photos

2 BHK Apartment Configuration

Dec 2024 Possession Starts

45.00 K/sq.ft Avg. Price

450.00 sq.ft (Carpet Area) Size

ABC Address of Choice BANGALORE Search Properties +91 73031

Home Mumbai Nagaon East Nine Reflex

Nine Reflex

★★★★ Nagaon East By Reflex Projects LLP

Address: B J Devraikar Road, Dadar, Nagaon, Mira Road and Beyond, Mumbai

Get exclusive special offers for top 25 buyers

Masterplan

Floor Plan

Siteplan

2 BHK Residential Property

EMI Start at

Status: Launch

CONTACT NOW

FAQ

Starting Base Price 2.4 Cr

- Apartment Sizes Ranges in Between 450 sqft - 450 sqft
- Total Units & Towers: 30 Units & 1 Tower
- Total Project Area: 0.14 Acres
- Possession: Possession December 2024
- Rera: PB90004207


Price Indicators

Nine Reflex
By Reflex Projects LLP in Dadar East

₹ 2.02 Cr onwards

OVERVIEW LOCATION BUY RENT

Gallery



2 BHK
450 sq ft

Dec-2024 (Ongoing)

Apartment

₹ 2.02 Cr

Mar-2022

REPAID: P51900034207

Unit Configuration

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans Live-in Tour
2 BHK Apartment	NA	450 sq ft	₹ 2.02 Cr	1, 2

No photo available for this property

PROJECT REBA ID: P51900034207

Nine Reflex
by Reflex Projects LLP

Naigaon East, Mumbai (show on map)

2 BHK Apartment
450 sq ft Carpet Area
2.40 Cr Builder Price

Overview Floor Plan Amenities Gallery Neighbourhood

Overview

Dec'24 Possession Start Date	Under Construction Status	0.14 Acres Total Area
33 Total Launched Apartments	Apr'22 Launch Date	New Availability

Price Indicators Projects nearby Locality

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Get full support from Relationship Manager **MB Prime**

Shortlists Properties
Communicates with Owners

Live Video Call

Join Prime **50% OFF**

1.99 Cr Get ₹ 59,700 cashback on Home Loan PREMIUM LOCALITY ONLY ON MAGICBRICKS

450 Sq-ft 2 BHK Flat For Sale in **Dadar East, Mumbai**

2 Beds **2 Baths** **Unfurnished**

Carpet Area 450 sqft * <small>≈ 44-222/sqft</small>	Floor 22 (Out of 22 Floors)	Transaction Type Resale
Lift 1	Furnished Status Unfurnished	Type Of Ownership Freehold
Age Of Construction Under Construction		

HOUSING.COM
Buy in MumbaiDownload App

Mumbai | Central Mumbai Suburbs | Dadar East | Matrubhoomi Panchratna NX

Matrubhoomi Panchratna NX

By MATRUBHOOMI DEVELOPERS

Junction of B. J. Desai/Kar Road & S. M. Dastur Road, Near Gunpowder, Dadar East, Central Mumbai Suburbs, Mumbai

Price starts at ₹ 1.96 Lacs

See More

Contact Seller

Project Images

1, 2 BHK Apartments Configurations

Jun. 2021 Possession Starts

41.74 K/sq.ft Avg. Price

481.00 sq.ft. - 678.00 sq.ft. Carpet Area

See 11 more

Price Indicators Projects nearby Locality

4 BHK Apartment ₹9.25 Cr EMI starts at 4.89 Lacs

By **WOMEN REALTY**
Dignity Drive, Wagle, Dadar East, Mumbai

2107 sq ft Build Up Area | **45.90 K/sq ft** Avg. Price | **5 Year Old** Age of property | **Ready to move** Possession status | **Middle of 27 floors** | **East facing** Facing | **Fully Furnished** Furnishing

2 BHK Apartment ₹2.75 Cr EMI starts at 1.37 Lacs

By **DIGNITY REALTY**
Dignity Drive, Wagle, Dadar East, Mumbai

812 sq ft Build Up Area | **33.87 K/sq ft** Avg. Price | **Ready to move** Possession status | **Higher of 23 floors** | **North-East facing** Facing | **Semi-Furnished** Furnishing

Price Indicators Projects nearby Locality

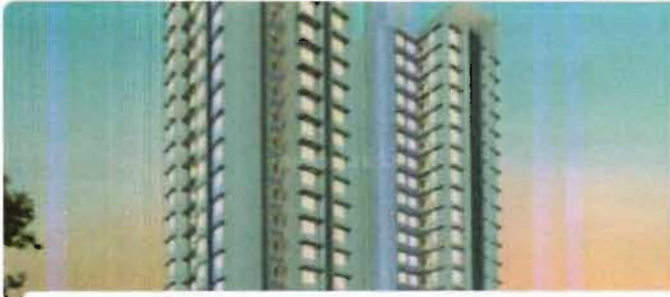
magicbricks
Buy
Rent
Sell
Home Loans





Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Parsi Colony - Dadar East > 2 BHK Flats for Sale in Parsi Colony - Dadar East > 480 Sq-ft

2.10 Cr [Get ₹ 67,000 cashback on Home Loan](#)

2 BHK 460 Sq-ft Flat For Sale in [Parsi Colony - Dadar East, Mumbai](#)

⋮



2 Beds
2 Baths
1 Covered Parking
Unfurnished
House help
Laundry Serv.

Carpet Area 450 sqft * = 48667sqft	Floor 10 (Out of 21 Floors)	Transaction Type New Property	Additional Rooms 1 Study Room
Facing East	Lifts 2	Furnished Status Unfurnished	Car Parking 1 Covered

● East Facing Property




magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Hindu Colony - Mumbai > 2 BHK Flats for Sale in Hindu Colony - Mumbai > 900 Sq-ft

4.0 Cr [Get ₹ 20,000 cashback on Home Loan](#) PREMIUM LOCALITY

2 BHK 900 Sq-ft Flat For Sale in [Hindu Colony, Mumbai](#)

⋮

2 Beds
2 Baths
1 Balcony
1 Covered Parking
Central A/C
Swirl Staircase

Carpet Area 900 sqft * = 95400sqft	Floor 10 (Out of 25 Floors)	Transaction Type New Property	Facing West
Lifts 3	Furnished Status Unfurnished	Car Parking 1 Covered	Type Of Ownership Freehold




Price Indicators Projects nearby Locality

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

3.0 Cr

Get ₹ 90,000 cashback on home loan
PREMIUM LOCALITY

2 BHK 650 Sq-ft Flat For Sale in [Hindu Colony, Mumbai](#)

2 Beds
2 Baths
1 Balcony
1 Covered Parking

Carpet Area 650 sqft * = 4615-sqft	Floor 10 (Out of 25 Floors)	Transaction Type New Property	Facing West
Lifts 4	Furnished Status Unfurnished	Car Parking 1 Covered	Type Of Ownership Freehold




magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Dadar East > 2 BHK Flats for Sale in Dadar East > 640 Sq-ft

2.40 Cr

Get ₹ 72,000 cashback on home loan
PREMIUM LOCALITY

2 BHK 640 Sq-ft Flat For Sale in [Dadar East, Mumbai](#)

2 Beds
2 Baths
Unfurnished

Jogging an...
Grand Entran...

Carpet Area 560 sqft * = 4287sqft	Developer Matrubhoomi Developers	Project Matrubhoomi Panchratna NX	Floor 10 (Out of 20 Floors)
Transaction Type New Property	Facing South-West	Lifts 2	Furnished Status Unfurnished

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 22.05.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 12.05.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **20th May 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Reflex Projects LLP**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=adrtn,
2.5.4.20+92226640ad15d33a0c759e26865913496c1e333d315
3115278017a18b5652, postalCode=400069, st=Maharashtra,
serialNumber=61a1a566a2bc09d8b2a55a8ffac3fec17911bd2
x194e282629a327842598c, cn=605903/BABURAO CHALIKWAR
Date: 2023.05.22 10:13:15 +05'30'

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Auth. Sign.

Think.Innovate.Create