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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

**Vastukala Consultants (I) Pvt. Ltd.**

# MASTER VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "Nine Reflex"**

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

Latitude Longitude: 19°00'37.7"N 72°50'38.1"E

## Valuation Done for:

**State Bank of India**

**Administrative Office South Mumbai**

Mumbai Main Branch Building, Gate No. 1, Horniman Circle, Mumbai Samachar Marg, Fort, Mumbai, Pin - 400 001, State - Maharashtra, Country - India

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📍 Mumbai      📍 Nashik      📍 Rajkot      📍 Raipur  
📍 Aurangabad      📍 Pune      📍 Indore      📍 Jaipur

## **Regd. Office**

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

📞 +91 2247495919

✉️ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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Vastu/SBI/Mumbai/08/2024/10233/230555

05/01-33-SSPV

Date: 05.08.2024

# MASTER VALUATION REPORT OF "Nine Reflex "

**"Nine Reflex", Proposed Redevelopment of Plot bearing C.T.S. No. 15/62 known as Daya Manzil, Dadar Naigoan Division, B J Devrukhkar Road/SM Jadav Road, Dadar (East), Mumbai, PIN - 400 014, State - Maharashtra, Country - India**

**Latitude Longitude: 19°00'37.7"N 72°50'38.1"E**

**NAME OF DEVELOPER: M/s. Reflex Projects LLP.**

Pursuant to instructions from State Bank of India, Administrative Office South Mumbai, Main Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **30<sup>th</sup> July 2024** for approval of Advance Processing Facility.

### 1. Location Details:

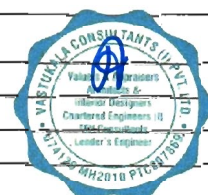
The property is situated at "Nine Reflex", Proposed Redevelopment of Plot bearing C.T.S. No. 15/62 known as Daya Manzil, Dadar Naigoan Division, B J Devrukhkar Road/SM Jadav Road, Dadar (East) Mumbai, PIN - 400 014, State - Maharashtra, Country - India. It is about 1.1 Km. walking distance from Dadar Railway Station of Central Railway. 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. <b>Address:</b> Office No. 404, "Commerce House", 140, N. M. Road, Near Kala Ghoda, Fort, Mumbai, PIN - 400 001, State - Maharashtra, Country - India.	
Contact Numbers	<b>Contact Person:</b> Mr. Dipesh Badani (Builder Person - Mobile No. 9769957697) Vidhi (Sales Person - Mobile No. 9224448861)	
E - mail ID		

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	BJ Devrukhkar Road
On or towards South	Kishore Terrace Building
On or towards East	S M Jadhav Road
On or towards West	Radhika Saikripa Co-op Society



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**Vastukala Consultants (I) Pvt. Ltd.**B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,  
**The Branch Manager,**  
**State Bank of India**  
**Administrative Office South Mumbai**  
 Mumbai Main Branch Building, Gate No. 1, Horniman Circle,  
 Mumbai Samachar Marg, Fort,  
 Mumbai, Pin – 400 001,  
 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, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 30.07.2024
	b)	Date on which the valuation is made : 05.08.2024
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report issued by Alisha Parekh Advocate dated 10.03.2022.
	2.	Copy of MAHARERA certificate No. P51900034207 issued by Maharashtra real Estate Regulatory Authority. Date 25.03.2022.
	3.	Copy of CA Certificate issued by D.P. Thakkar & Co. Chartered Accountants dated 12.12.2022.
	4.	Copy of Architect Certificate date 12.07.2022 issued by Ar. Kalpesh L. Shah
	5.	Copy of Amended plan approval letter No. CHE / CTY / 4719 / F / S / 337 (New) / 337 / 3 / Amend Date 30.03.2021, issued by MCGM.
	6.	Copy of Development Management Agreement between M/s. M/s. Reflex Projects LLP. (Development Manager – Second Part) AND Smt. Rasilaben Mahipatrai Shah Family Trust (The Trust – Part One), dated 15.06.2021.
	7.	Copy of Solid Waste Management NOC CHE / CTY / 4719 / F / S / 337 (New) / SWM / 2 / Amend. Date 11.04.2022 issued by MCGM.
	8.	Copy of Provisional Fire NOC No. CHE / CTY / 4719 / F / S / 337(New)-CFO / 1 / New dated 28.06.2022, issued by MCGM Fire Brigade.
	9.	Copy of Architect's Certificate issued by Kalpesh L. Shah dated 12.07.2022.
	10.	Copy of Affidavit cum Declaration by Mr. Vipul M Shah Trustee of Smt. Rasilaben M Shah family trust.
	11.	Copy of Commencement Certificate No. CHE / CTY / 4719 / F / S / 337(New) / FCC / 1 / Amend dated 16.08.2018 issued by Municipal Corporation of Greater Mumbai.
	Issue On :	29 Nov 2021
	Valid Upto :	28 Nov 2022
	Application Number :	CHE/CTY/4719/F/S/337(NEW)/CC/1/New
	Remark :	This CC is issued up to Plinth Level as per IOD/Plans dated 30.03.2021.
	12.	Copy of Amended Plan Approval Letter No. CHE / CTY / 4719 / F / S / 337 (New) / 337 / 3 / Amend dated 04.03.2024 issued by Municipal Corporation of Greater Mumbai



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13. Copy of Approved Plan No. CHE / CTY / 4719 / F / S / 337 (New) dated 04.03.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Five – Sheet No. 1/5 to 5/5)											
<b>Building</b>	<b>Number of Floors</b>										
<b>Nine Reflex</b>	<b>Basement + Ground + 1<sup>st</sup> Floor (Commercial) + 2<sup>nd</sup> Floor (Transfer Girder Floor) 3<sup>rd</sup> floor (Residential / Society Office) + 4<sup>th</sup> to 14<sup>th</sup> (Residential / Car Parking) + 15<sup>th</sup> floor (Residential / Service Floor) + 16<sup>th</sup> to 21<sup>st</sup> floors + 22<sup>nd</sup> (Part) Upper Floors.</b>										
Project Name (with address & phone nos.)	: "Nine Reflex", Proposed Redevelopment of Plot bearing C.T.S. No. 15/62 known as Daya Manzil, Dadar Naigoan Division, B J Devrukhkar Road/SM Jadav Road, Dadar (East), Mumbai, PIN - 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)	: <b>M/s. Reflex Projects LLP.</b>  <b>Address:</b> Office No. 404, "Commerce House", 140, N. M. Road, Near Kala Ghoda, Fort, Mumbai, PIN – 400 001, State - Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Dipesh Badani (Builder Person – Mobile No. 9769957697) Vidhi (Sales Person – Mobile No. 9224448861)										
5. Brief description of the property (Including Leasehold / freehold etc.)	:										
<p><b>About "Nine Reflex" Project:</b> Reflex Projects LLP has launched Nine Reflex in Naigaon West, Mumbai. A residential project spread over 0.14 Acres; it offers ample number of facilities for residents. The project was launched in April 2022. It offers Under Construction units. Popular configurations include 2 BHK units. Overall, there is 1 building. The possession date of Nine Reflex is Dec, 2026. The address of Nine Reflex is B J Devrukhkar Road, Dadar, Naigaon. There is provision for Closed Car Parking. The property is equipped with Fire Sprinklers. Other provisions include access to Solid Waste Management and Disposal, Storm Water Drains, Sewage Treatment Plant. Own a home in Nine Reflex today. This is a RERA registered project with RERA ID P51900034207 and fulfils all conditions placed by the state regulatory body. This project has been developed by Reflex Projects LLP. Naigaon West is well-connected to other parts of city by road, which passes through the heart of this suburb. Prominent shopping malls, movie theatres, school, and hospitals are present in proximity of this residential project.</p> <p><b>TYPE OF THE BUILDING:</b></p> <table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"><b>Nine Reflex</b></td> <td><b>Proposed Basement + Ground + 1<sup>st</sup> Floor (Commercial) + 2<sup>nd</sup> Floor (Transfer Girder Floor) 3<sup>rd</sup> floor (Residential / Society Office) + 4<sup>th</sup> to 14<sup>th</sup> (Residential / Car Parking) + 15<sup>th</sup> floor (Residential / Service Floor) + 16<sup>th</sup> to 21<sup>st</sup> floors + 22<sup>nd</sup> (Part) Upper Floors.</b></td> </tr> </tbody> </table> <p><b>LEVEL OF COMPLETION:</b></p> <table border="1"> <thead> <tr> <th>Building</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"><b>Nine Reflex</b></td> <td><b>RCC work upto 10<sup>th</sup> floors slab is completed. Brick work upto 7<sup>th</sup> floor is completed.</b></td> <td style="text-align: center;"><b>33%</b></td> </tr> </tbody> </table>		Building	Number of Floors	<b>Nine Reflex</b>	<b>Proposed Basement + Ground + 1<sup>st</sup> Floor (Commercial) + 2<sup>nd</sup> Floor (Transfer Girder Floor) 3<sup>rd</sup> floor (Residential / Society Office) + 4<sup>th</sup> to 14<sup>th</sup> (Residential / Car Parking) + 15<sup>th</sup> floor (Residential / Service Floor) + 16<sup>th</sup> to 21<sup>st</sup> floors + 22<sup>nd</sup> (Part) Upper Floors.</b>	Building	Present stage of Construction	Percentage of work completion	<b>Nine Reflex</b>	<b>RCC work upto 10<sup>th</sup> floors slab is completed. Brick work upto 7<sup>th</sup> floor is completed.</b>	<b>33%</b>
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<b>DATE OF COMPLETION &amp; FUTURE LIFE:</b>			
Expected completion date as informed by builder is <b>December - 2026 (As per Builder Information)</b>			
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.			
<b>PROPOSED PROJECT AMENITIES:</b>			
➤ Italina Marble flooring in all rooms			
➤ 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			
➤ Kids' Play Areas			
➤ Indoor Games			
➤ Power Back Up			
➤ Park			
➤ Reserved Parking			
➤ Visitor Parking			
➤ Children's Play Area			
➤ Indoor Games Room			
➤ Intercom			
➤ Cafeteria			
➤ Senior Citizen Corner Area			
➤ Yoga Area / Meditation Area			
➤ Swimming Pool			
➤ Gymnasium			
➤ Squash Court			
➤ Golf Course			
6.	Location of property	:	
	a) Plot No. / Survey No.	:	C.T.S. No. 15/62
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	C.T.S. No. 15/62 of Village Dadar Naigaon Division, Dadar.
	d) Ward / Taluka	:	F/S Ward
	e) Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property	:	" <b>Nine Reflex</b> ", Proposed Redevelopment of Plot bearing C.T.S. No. 15/62 known as Daya Manzil, Dadar Naigoan Division, B J Devrukhkar Road/SM Jadav Road, Dadar (East) Mumbai, PIN - 400 014, State - Maharashtra, Country – India
8.	City / Town	:	Dadar (East), Mumbai
	Residential area	:	Yes
	Commercial area	:	Yes
	Industrial area	:	No
9.	Classification of the area	:	

	i) High / Middle / Poor	:	Higher Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Municipal Corporation of Greater Mumbai, Village – Naigaon Division	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.	
13.	<b>Boundaries of the property</b>	<b>As per Documents</b>	<b>As per MAHARERA</b>	<b>As per Site</b>
	North	30 feet Road	B J Devrukhkar Road	BJ Devrukhkar Road
	South	40 feet Road	Kishore Terrace	Building (Kishore Terrace)
	East	Plot No 38	Jadhav Marg	S M Jadhav Road.
	West	Plot No 37	Zubeda Manzil	Radhika Saikripa Co-op Society.
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°00'37.7"N 72°50'38.1"E	
14.	Extent of the site	:	Plot area – 605.36 Sq. M. (As per Approved Plan & RERA Certificate)	
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Plot area – 605.36 Sq. M. (As per Approved Plan & RERA Certificate)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress	
<b>II</b>	<b>CHARACTERSTICS OF THE SITE</b>			
1.	Classification of locality	:	Higher Middle Class	
2.	Development of surrounding areas	:	Good	
3.	Possibility of frequent flooding/ sub-merging	:	No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by	
5.	Level of land with topographical conditions	:	Plain	
6.	Shape of land	:	Irregular	
7.	Type of use to which it can be put	:	For Residential & Commercial	
8.	Any usage restriction	:	Residential & Commercial	
	Is plot in town planning approved layout?	:	Copy of Approved Plan No. CHE / CTY / 4719 / F / S / 337 (New) dated 04.03.2024 issued by Municipal Corporation of	

			Greater Mumbai (Number of Copies – Five – Sheet No. 1/5 to 5/5) <b>Approved Upto:</b>									
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9.	Corner plot or intermittent plot?	:	Intermittent									
10.	Road facilities	:	Yes									
11.	Type of road available at present	:	B. T. Road									
12.	Width of road – is it below 20 ft. or more than 20 ft.	:	18.30 M. wide D.P. Road									
13.	Is it a Land – Locked land?	:	No									
14.	Water potentiality	:	Municipal Water supply									
15.	Underground sewerage system	:	Connected to Municipal sewer									
16.	Is Power supply is available in the site	:	Yes									
17.	Advantages of the site	:	Located in developed area									
18.	<b>Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)</b>	:	No									
<b>Part – A (Valuation of land)</b>												
1	Size of plot	:	Plot area – 605.36 Sq. M. (As per Approved Plan & RERA Certificate)									
	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 (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	:	<b>As per table attached to the report</b>									
6	<b>Estimated value of land</b>	:	<table border="1"> <thead> <tr> <th colspan="3">As per RERA</th> </tr> <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>93,500.00</td> <td>5,66,01,160.00</td> </tr> </tbody> </table>	As per RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	605.36	93,500.00	5,66,01,160.00
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605.36	93,500.00	5,66,01,160.00										

<b>Part – B (Valuation of Building)</b>							
1	Technical details of the building	:					
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential / Commercial				
	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	:					
	<b>Building</b>		<b>Number of Floors</b>				
	<b>Nine Reflex</b>		<b>Proposed Basement + Ground + 1<sup>st</sup> Floor (Commercial) + 2<sup>nd</sup> Floor (Transfer Girder Floor) 3<sup>rd</sup> floor (Residential / Society Office) + 4<sup>th</sup> to 14<sup>th</sup> (Residential / Car Parking) + 15<sup>th</sup> floor (Residential / Service Floor) + 16<sup>th</sup> to 21<sup>st</sup> floors + 22<sup>nd</sup> (Part) Upper Floors.</b>				
	e) Plinth area floor-wise	:	<b>As per table attached to the report</b>				
	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) dated 04.03.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Five – Sheet No. 1/5 to 5/5)				
	h) Approved map / plan issuing authority	:	<b>Approved Upto:</b>				
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	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes				
	j) Any other comments by our empaneled 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
<b>2.</b>	<b>Compound Wall</b>	:
	Height	: N.A. Building Construction work is in progress
	Length	:
	Type of construction	:
<b>3.</b>	<b>Electrical installation</b>	: 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	: -
<b>4.</b>	<b>Plumbing installation</b>	:
	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:****1) Nine Reflex:**

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	301	3	2 BHK	417	459					16,05,450
2	302	3	2 BHK	416	458					16,01,600
3	401	4	2 BHK	417	459					16,05,450
4	402	4	2 BHK	416	458					16,01,600
5	403	4	2 BHK	416	458					16,01,600
6	501	5	2 BHK	417	459					16,05,450
7	502	5	2 BHK	416	458					16,01,600

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
8	503	5	2 BHK	416	458					16,01,600
9	601	6	2 BHK	417	459					16,05,450
10	602	6	2 BHK	416	458					16,01,600
11	603	6	2 BHK	416	458					16,01,600
12	701	7	2 BHK	461	507					17,74,850
13	801	8	2 BHK	417	459					16,05,450
14	802	8	2 BHK	416	458					16,01,600
15	803	8	2 BHK	416	458					16,01,600
16	901	9	2 BHK	417	459					16,05,450
17	902	9	2 BHK	416	458					16,01,600
18	903	9	2 BHK	416	458					16,01,600
19	1001	10	2 BHK	417	459					16,05,450
20	1002	10	2 BHK	416	458					16,01,600
21	1003	10	2 BHK	416	458					16,01,600
22	1101	11	2 BHK	417	459					16,05,450
23	1102	11	2 BHK	416	458					16,01,600
24	1103	11	2 BHK	416	458					16,01,600
25	1201	12	2 BHK	417	459					16,05,450
26	1202	12	2 BHK	416	458					16,01,600
27	1203	12	2 BHK	416	458					16,01,600
28	1301	13	2 BHK	417	459					16,05,450
29	1302	13	2 BHK	416	458					16,01,600
30	1303	13	2 BHK	416	458					16,01,600
31	1401	14	2 BHK	450	495	47900	2,15,55,000	2,41,41,600	503000	17,32,500
32	1403	14	2 BHK	450	495	47900	2,15,55,000	2,41,41,600	503000	17,32,500
33	1501	15	2 BHK	450	495	48000	2,16,00,000	2,41,92,000	504000	17,32,500
34	1502	15	2 BHK	450	495	48000	2,16,00,000	2,41,92,000	504000	17,32,500
35	1503	15	2 BHK	450	495	48000	2,16,00,000	2,41,92,000	504000	17,32,500
36	1601	16	2 BHK	450	495	48100	2,16,45,000	2,42,42,400	505000	17,32,500
37	1602	16	2 BHK	450	495	48100	2,16,45,000	2,42,42,400	505000	17,32,500
38	1603	16	2 BHK	450	495	48100	2,16,45,000	2,42,42,400	505000	17,32,500
39	1604	16	2 BHK	450	495	48100	2,16,45,000	2,42,42,400	505000	17,32,500
40	1701	17	2 BHK	450	495	48200	2,16,90,000	2,42,92,800	506000	17,32,500
41	1702	17	2 BHK	450	495	48200	2,16,90,000	2,42,92,800	506000	17,32,500
42	1703	17	2 BHK	450	495	48200	2,16,90,000	2,42,92,800	506000	17,32,500
43	1704	17	2 BHK	450	495	48200	2,16,90,000	2,42,92,800	506000	17,32,500
44	1801	18	2 BHK	450	495	48300	2,17,35,000	2,43,43,200	507000	17,32,500
45	1802	18	2 BHK	450	495	48300	2,17,35,000	2,43,43,200	507000	17,32,500
46	1803	18	2 BHK	450	495	48300	2,17,35,000	2,43,43,200	507000	17,32,500
47	1804	18	2 BHK	450	495	48300	2,17,35,000	2,43,43,200	507000	17,32,500
48	1901	19	2 BHK	450	495	48400	2,17,80,000	2,43,93,600	508000	17,32,500
49	1902	19	2 BHK	450	495	48400	2,17,80,000	2,43,93,600	508000	17,32,500
50	1903	19	2 BHK	450	495	48400	2,17,80,000	2,43,93,600	508000	17,32,500
51	1904	19	2 BHK	450	495	48400	2,17,80,000	2,43,93,600	508000	17,32,500
52	2001	20	2 BHK	450	495	48500	2,18,25,000	2,44,44,000	509500	17,32,500

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
53	2002	20	2 BHK	450	495	48500	2,18,25,000	2,44,44,000	509500	17,32,500
54	2003	20	2 BHK	450	495	48500	2,18,25,000	2,44,44,000	509500	17,32,500
55	2004	20	2 BHK	450	495	48500	2,18,25,000	2,44,44,000	509500	17,32,500
56	2101 / 2201	21 / 22	5 BHK	1459	1605	48600	7,09,07,400	7,94,16,288	1654500	56,17,150
57	2103	21	2 BHK	450	495	48600	2,18,70,000	2,44,94,400	510500	17,32,500
58	2104	21	2 BHK	450	495	48600	2,18,70,000	2,44,94,400	510500	17,32,500
<b>TOTAL</b>				<b>26144</b>	<b>28758</b>		<b>65,72,57,400</b>	<b>73,61,28,288</b>		<b>10,06,53,000</b>

### 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 ₹
Sale Flat	2 BHK - 27 5BHK - 01	28	13609	14970	65,72,57,400.00	73,61,28,288.00
Land Owner's Share	2 BHK - 30	30	12535	13789	-	-
<b>Total</b>		<b>58</b>	<b>26144</b>	<b>28758</b>	<b>65,72,57,400.00</b>	<b>73,61,28,288.00</b>

Typical Refuge Floor – 7<sup>th</sup>, 14<sup>th</sup> & 21<sup>st</sup> - Flat No. 2

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	65,72,57,400.00
Final Realizable Value After Completion in ₹	73,61,28,288.00
Cost of Construction (Total Built up area x Rate) 28758 Sq. Ft. x ₹ 3500.00	10,06,53,000.00

Project	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	33	28758	10,06,56,500.00	3,32,15,490.00

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	:	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		:	<b>₹ 65,72,57,400.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 73,61,28,288.00</b>

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 ₹ 46,000.00 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 ₹ 47,900.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



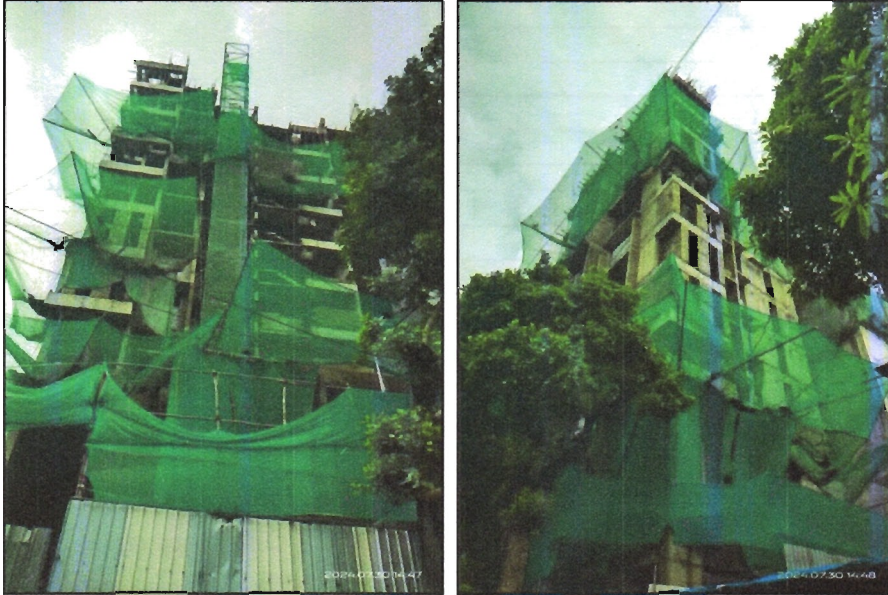
Since 1989

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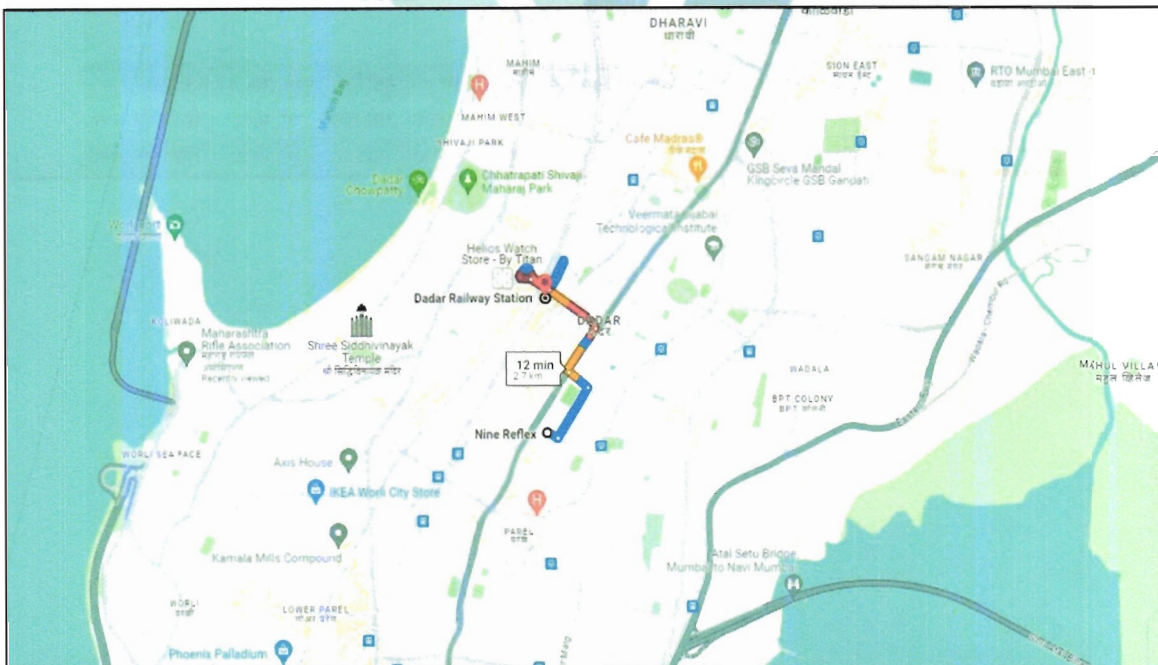
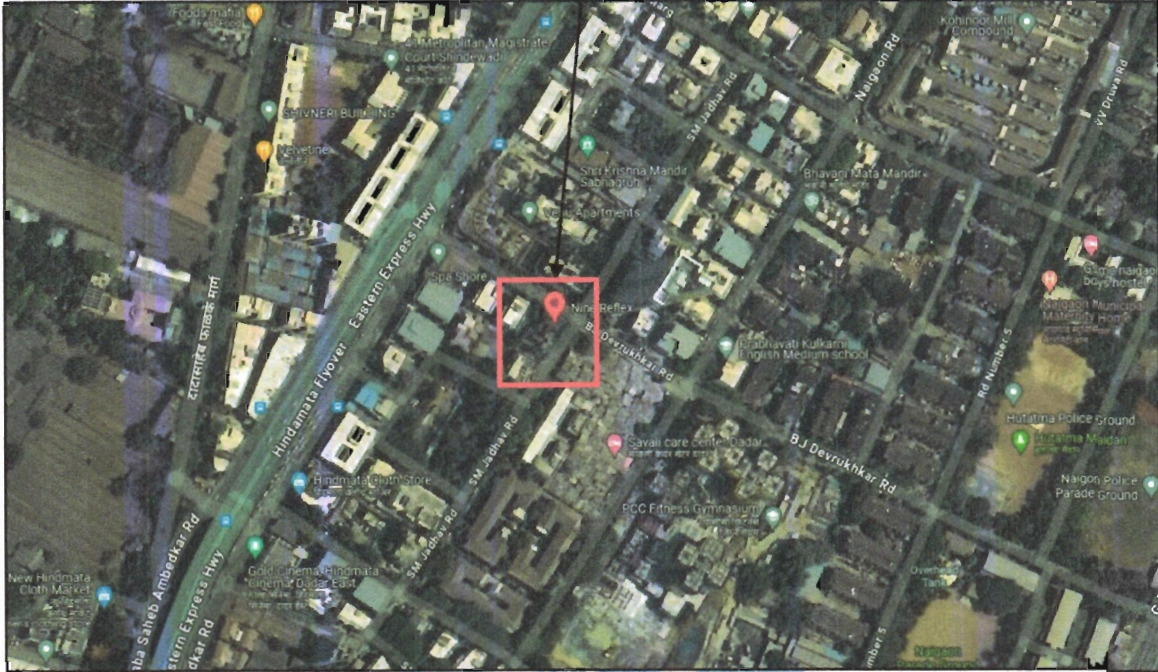


## Actual Site Photographs



## Route Map of the property

Site ulr



**Latitude Longitude: 19°00'37.7"N 72°50'38.1"E**

**Note:** The Blue line shows the route to site from nearest Railway station ( Dadar – 1.1 Km)




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## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



**Annual Statement of Rates Ver. 2.0**  
( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

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**Year** 2024-2025 **Language** English

**Selected District** MumbaiMain

**Select Village** दादर तायगाव विव्हीजन

**Search By**  Survey No.  Location

**Enter Survey No** 15 **Search**

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
14/100 - रस्ता : वावासाहेब अवेडकर मार्ग	93500	192200	221200	331800	192200	चौ. मीटर	सि.टी.एस. नंबर
14/100 - रस्ता : वावासाहेब अवेडकर मार्ग	93500	192200	221200	331800	192200	चौ. मीटर	सि.टी.एस. नंबर

**Sales Instance nearby**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
1319 / 2024	25.01.2024	2,47,88,524.00	64.04	689.00	36,000.00

1319509 03-08-2024 Note:-Generated Through eSearchs Module.For original report please contact concern SRO office.		सूची क्र.2	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 5 दस्त क्रमांक : 1319/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : दादर-नायगाव</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	24788524		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9246204.688		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॉट नं. 1502, माळा नं: 15 वा मजला,ए व्हिंग, इमारतीचे नाव: गोदरेज होरायझन टॉवर-1, फेज 1, ब्लॉक नं: आझाद नगर,दादर नायगाव डिझिजन,वडाळा,मुंबई, रोड : आर. ए. किडवाई मार्ग, इतर माहिती: क्षेत्र-62.63 चौ. मीटर कारपेट व इतर लगतचे क्षेत्र-1.41 चौ. मीटर यांसी एकूण क्षेत्र-64.04 चौ. मीटर कारपेट. सोबत एक कारपार्किंग स्पेससहित.(इतर माहिती दस्तात नमुद केल्याप्रमाणे)( ( C.T.S. Number : C.S. NO. 437(pt), 335(pt), 338(pt), 339(pt), 340(pt), 341(pt), 342(pt), 346(pt), 347(pt), 348(pt), 350(pt), 351(pt), 352(pt), 353(pt), 354(pt) and 356(pt) ; ) )		
(5) क्षेत्रफळ	64.04 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असिल तेव्हा.			
(7) दस्तऐवज करून देणा.या/लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-गोदरेज प्रोजेक्ट्स डेव्हलपमेंट लिमिटेड चे ऑफीसइज सिलेटरी नॉरबर्ट मॅडेस , तर्फे मुख्यार सचिन शेवाळे वय:-40 पत्ता:-फ्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव:- गोदरेज टन, ब्लॉक नं: पिरोजशानगर डिझिजी पूर्वी मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400079 फॅन नं:-AAECG0366L 2): नाव:-श्री आझाद नगर को-ऑप हीसिंग सोसायटी लिमिटेड व ओम आझाद नगर को-ऑप हीसिंग सोसायटी लिमिटेड तर्फे कुलमुख्यतार गोदरेज प्रोजेक्ट्स डेव्हलपमेंट लिमिटेड चे ऑफीसइज सिलेटरी नॉरबर्ट मॅडेस तर्फे मुख्यार सचिन शेवाळे वय:-40 पत्ता:-फ्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज टन, ब्लॉक नं: पिरोजशानगर डिझिजी पूर्वी मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400079 फॅन नं:-AAECG0366L		
(8)दस्तऐवज करून देणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-यल्लवी सुरेंद्र शिवलकर . . वय:-47; पत्ता:-फ्लॉट नं: फ्लॉट नं. 12, माळा नं: 5 वा मजला, इमारतीचे नाव: धर्तरी बिल्डिंग नं. 2 , ब्लॉक नं: जे.जे. हॉस्पिटल कॅम्पस, भायखळा, मुंबई सेंट्रल, मुंबई, रोड नं: जे.जे. रोड, महाराष्ट्र, मुंबई. पिन कोड:-400008 फॅन नं:-AQVPS3646K 2): नाव:-सुरेंद्र सुधीर शिवलकर . . वय:-50; पत्ता:-फ्लॉट नं: फ्लॉट नं. 12, माळा नं: 5 वा मजला, इमारतीचे नाव: धर्तरी बिल्डिंग नं. 2 , ब्लॉक नं: जे.जे. हॉस्पिटल कॅम्पस, भायखळा, मुंबई सेंट्रल, मुंबई, रोड नं: जे.जे. रोड, महाराष्ट्र, मुंबई. पिन कोड:-400008 फॅन नं:-ACNPS7337K		
(9) दस्तऐवज करून दिव्याचा दिनांक	25/01/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	25/01/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	1319/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1487400		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		



**Sales Instance nearby**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
10696 / 2023	01.06.2023	2,07,83,243.00	-	740.00	29,000.00

गावाचे नाव : दादर-नायगाव	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	20783243
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	17425833
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: फ्लॉट नं 1505,15 वा मजला,बी विंग,रुपारेल लुमिनार,जी डी आंबेकर मार्ग,दादर मुंबई 400014 -- मौजे दादर नायगाव सी एस नं 108,पार्ट,109पार्ट,112पार्ट,,256पार्ट,262पार्ट,263पार्ट,264पार्ट,आणि 718पार्ट,238 पार्ट,239,250 आणि 251-- क्षेत्र 740 चौ फुट रेरा कारपेट--- एक मेकेनिकल कार पार्किंग स्पेस सहित( ( C.T.S. Number : 108,पार्ट,109पार्ट,112पार्ट,, 256पार्ट,262पार्ट, 263पार्ट, 264पार्ट, आणि 718पार्ट,238 पार्ट, 239, 250 आणि 251 ; ) )
(5) क्षेत्रफळ	740 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री सुखकर्ता डेव्हलपर्स प्रा लि तर्फे संचालक अमित महेंद्र रुपारेल तर्फे कुलमुखत्यार समीर अशोक खाडे वय:-42 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रुपारेल आयरिस बिल्डिंग , प्लॉट नं 273, ब्लॉक नं: सेनापती बापड मार्ग माटुंगा रोड , मुंबई , रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400016 पॅन नं:-AATCS3173L
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-भक्ती स्वप्निल शिंगे वय:-27; पत्ता:-प्लॉट नं: सदनिका नं बी 47, माळा नं: 3 रा मजला, इमारतीचे नाव: अभिलाषा श्रमिक को ऑप ही सो , ब्लॉक नं: जी डी आंबेकर मार्ग, काळा चौकी मुंबई , रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400033 पॅन नं:-FRZPS3435N 2): नाव:-स्वप्निल राजेंद्र शिंगे वय:-28; पत्ता:-प्लॉट नं: सदनिका नं बी 47, माळा नं: 3 रा मजला, इमारतीचे नाव: अभिलाषा श्रमिक को ऑप ही सो , ब्लॉक नं: जी डी आंबेकर मार्ग,काळा चौकी मुंबई , रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400033 पॅन नं:-GCNPS3088B
(9) दस्तऐवज करून दिल्याचा दिनांक	01/06/2023
(10)दस्त नोंदणी केल्याचा दिनांक	01/06/2023
(11)अनुक्रमांक,खंड व पृष्ठ	10696/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1247000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	blox.xyz/projects/nine-reflex	450.00	2,23,00,000.00	49,556.00

**Nine Reflex**

Overview Amenities Price & Floor Plan Locality Developer FAQs

**Overview**

Introducing Nine Reflex, an exquisite project that embodies meticulously planned living space... read more

Configuration <b>2 BHK</b>	REERA Carpet Area <b>450 sqft</b>	<ul style="list-style-type: none"> <li>■ Highly Preferred Residential Location in the Heart of South Mumbai, Dadar East.</li> <li>■ Well-Equipped with Health and Smart Lifestyle Amenities Fitness Bay, Yoga Studio, Terrace Garden, CCTV Security, Air Conditioned Lobby, Smart Home Features.</li> <li>■ Central Location with Proximity to Schools, Colleges, Malls, Hospitals, Recreational Areas, Temples, and more.</li> <li>■ Dedicated Tower for Separate Car Parking.</li> <li>■ Exceptional Connectivity to Eastern Express Highway, Hindmata Market Road, and Dadar Railway Station.</li> </ul>
Ready to possess <b>31 Dec 2024</b>	Avg. Price per sq ft <b>₹49,555</b>	
REERA ID <b>PS1900034207</b>		

**Amenities (6)**

Indoor Games

Yoga Area

CCTV / Video Surveillance

Intercom Facility

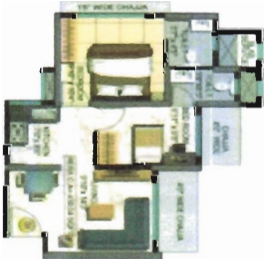
Gymnasium

Kids Play Areas  
Sand Pits

SEE ALL

**Price & Floor Plan**

**2 BHK**



Carpet area  
450 sq. ft.

Price Range  
₹2.23 Cr

### Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	housing.com	450.00	2,40,00,000.00	45,000.00
2 BHK	Squareyards.com	450.00	2,41,00,000.00	53,556.00

**HOUSING.COM** Buy in Mumbai

Home / Mumbai / Mira Road and Beyond / Naigaon West / Nine Reflex Last updated: Jun 20, 2024

**Nine Reflex** REERA **₹2.4 Cr** | ₹45 K/sq.ft  
EMI starts at ₹1.19 Lacs

By REFLEX PROJECTS LLP Price includes everything except stamp... See More

B-3 Devnukkar Road, Dadar, Naigaon, Mira Road and Beyond, Mumbai

2 BHK Apartment Configuration

Dec, 2024 Possession Starts

₹45 K/sq.ft Avg. Price

450 sq.ft. (Carpet Area)

**square yards** Mumbai

5 Photos

**Nine Reflex**  
Dadar East, Mumbai

**₹ 2.41 Cr**

Status: **Mid Stage Construction**

**Project Size**  
30 units · 0.15 Acres

**Configurations:** 2 BHK Flat 450 Sq. Ft. (Carpet)

**Why Invest through Square Yards?**

100% Service, 0% Brokerage



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### Price Indicators


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	commonfloor.com	450.00	2,02,00,000.00	45,000.00

## Nine Reflex

By: Reflex Projects LLP in Dadar East ₹2.02 Cr onwards

[Request a Call Back](#)

**OVERVIEW**
LOCATION
BUY
RENT



Total Project Area 0.14 Acres	Total Units 30 Units	BHK 2 BHK	Area 450 sq.ft. <small>(41.81 sq.m)</small>
Possession Dec-2024 (Ongoing)	Price Range ₹ 2.02 Cr	Property Type Apartment	Launched Date Mar-2022

RERA ID ⓘ  
**P51900034207**  
For details about RERA registration, visit this link.

EMAIL

PHONE  
+91

Buy  Rent

Allow Commonfloor to send notifications

I am looking for

Home Loan

Painting Service

Interior Design Service

**REQUEST CALL BACK**

1. authorize - Commonfloor.com [Read More](#)

### Unit Configuration

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans   Live-in Tour	
<b>2 BHK Apartment</b> <small>Availability* Yes</small>	NA	450 sq.ft <small>(41.81 sq.m)</small>	₹ 2.02 Cr	NA	NA



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### Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	reflexrealty.com	450.00	1,99,00,000.00	44,300.00

reflexrealty.com/j/Nine-Reflex-(450-SqFt-to-900-SqFt)----199-Cr-onwards/VPROJ1010... ☆

PERA REGD. NO. PS1900034201 ₹1.99 Cr - ₹3.99 Cr

## Nine Reflex

Reflex Projects LLP  
 📍 Dadar (East), Mumbai(All)



**PROJECT DETAILS**

₹ 1.99 Cr - ₹ 3.99 Cr

Area  
 450 Sq.Ft. - 900 Sq.Ft.



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## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	housing.com	430.00	1,87,00,000.00	43,500.00
2 BHK	housing.com	678.00	2,95,00,000.00	43,500.00


HOUSING.COM Buy in MumbaiDownload App
List Property
Saved

Home / Mumbai / Central Mumbai Suburbs / Dadar East / Matrubhoomi Panchratna NX Last updated: Jul 3, 2024


### Matrubhoomi Panchratna NX RERA

By MATRUBHOOMI DEVELOPERS

Junction of B.J Devrukar Road & S.M Jadhav Road, Near Gurudawara, Dadar East, Central Mumbai Suburbs, Mumbai Contact Developer



SHARE
SAVE



+

11 more

1, 2 BHK Apartments Configurations

JUN. 2025 Possession Starts

₹43.55 K/sq.ft Avg. Price

430 - 678 sq.ft. (Carpet Area) Sizes



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## Price Indicators




### Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
4 BHK	magicbricks.com	2450.00	13,50,00,000.00	55,100.00

**magicbricks** Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹13.50 Cr [EMI - ₹ 6,09L](#) | [How much loan can I get?](#) PREMIUM LOCALITY

4 BHK 2450 Sq-ft Flat For Sale [Dadar East, Mumbai](#)

4 Beds
 4 Baths
 3 Covered Parking
 Unfurnished

Sea facing
 Smart Home

Carpet Area 2450 sqft - ₹55,102/sqft	Developer <b>Bombay Realty</b>	Project <b>Island City Center One ICC</b>	Floor 50(Out of 67 Floors)
Transaction Type Resale	Status Ready to Move	Additional Rooms 1 Store Room	Facing North - East

Contact Agent
Get Phone No.

Last contact made 4 days ago

### More Details

Price Breakup	₹13.5 Cr   ₹67,50,000 Approx. Registration Charges   ₹15
Booking Amount	₹13.5 Lac
RERA ID	A51800009041
Address	Dadar East, Mumbai., Dadar East, Mumbai - South Mumbai, Maharashtra

## Price Indicators


### Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	magicbricks.com	575.00	1,91,00,000.00	33,217.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹1.91 Cr EMI - ₹ 86k | [How much loan can I get?](#) PREMIUM LOCALITY

2 BHK 920 Sq-ft Flat For Sale [Dadar East, Mumbai](#)



2 Beds
2 Baths
1 Covered Parking
Unfurnished

Carpet Area	Developer	Project
575 sqft - ₹ 33,217/sqft	<b>Ruparel Realty</b>	<b>Ruparel Luminaire</b>
Floor	Transaction Type	Facing
24(Out of 30 Floors)	New Property	East
Lifts	Furnished Status	Car Parking
3	Unfurnished	1 Covered

✔ Opp wadala Telephone Exchange Dadar E

Contact Agent
Get Phone No.

👤 Last contact made 42 days ago


### More Details




Price Breakup	₹1.91 Cr   ₹9,55,000	Approx. Registration Charges   ₹8,000
Booking Amount	₹ 50,000	
RERA ID	P51900034393	
Address	102., Dadar East, Mumbai - South Mumbai, Maharashtra	
Landmarks	Opp wadala Telephone Exchange Dadar E	



## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	Ghar.tv	678.00	3,30,00,000.00	48,673.00
1 BHK	Ghar.tv	335.00	1,55,00,000.00	46,270.00


Select City ▾
Search








Property in Mumbai / Property in Dadar East / Property in Naigaon / 2 BHK Flat for Sale in Matrubhoomi Pancharatna Last updated on 23-Apr-2024

### 2 BHK Flat for Sale in Matrubhoomi Pancharatna

Naigaon, Dadar East, Mumbai - 400014


Building: Matrubhoomi Pancharatna

 RERA
  0% Brokerage







**Nil Yadav**  
Developer

Connect Now



<b>Configuration</b> 2 BHK Flat	<b>Carpet Area</b> 678 Sq.ft	<b>Possession</b> Under Construction - Possession Around December 2024
<b>Bedroom</b> 2	<b>Bathroom</b> 2	<b>Floor Number</b> 6 of 20
<b>Furnishing</b> Semi-Furnished	<b>RERA No.</b> P51900007684	<b>Property Code</b> GHARL315820


Select City ▾
Search








Property in Mumbai / Property in Dadar East / Property in Naigaon / 1 BHK Flat for Sale in Ajmera Serene Last updated on 09-Jun-2024

### 1 BHK Flat for Sale in Ajmera Serene

Naigaon, Dadar East, Mumbai - 400 014


Building: Ajmera Serene

 RERA
  OC Received




**Allwyn Borde**  
Agent  
Deal Maker Agent

Connect Now



<b>Configuration</b> 1 BHK Flat	<b>Carpet Area</b> 335 Sq.ft	<b>Possession</b> Under Construction - Possession Around June 2023
<b>Bedroom</b> 1	<b>Bathroom</b> 1	<b>Floor Number</b> Middle Floor of 22
<b>Furnishing</b> Un-Furnished	<b>Property Code</b> GHARL239863	




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## Price Indicators

### Projects nearby Locality

Comp.	Source	Carpet Area In Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	Ghar.tv	328.00	1,55,00,000.00	47,400.00
2 BHK	Ghar.tv	730.00	3,30,00,000.00	45,200.00


Select City ▾
Search








Property in Mumbai / Property in Dadar East / Property in Naigaon / 1 BHK Flat for Sale in Ajmera Serene Last updated on 09-Jun-2024

### 1 BHK Flat for Sale in Ajmera Serene


Naigaon, Dadar East, Mumbai - 400 014

Building: Ajmera Serene

 RERA
  OC Received




**₹ 1.55 Cr**  
₹ 47409 / Sq.ft






**Allwyn Borde**  
Agent  
Deal Maker Agent

Connect Now

Configuration <b>1 BHK</b> Flat	Carpet Area <b>328 Sq.ft</b>	Possession Under <b>Construction</b> - Possession Around <b>June 2023</b>
Bedroom <b>1</b>	Bathroom <b>1</b>	Floor Number <b>Middle Floor of 22</b>
Furnishing <b>Un-Furnished</b>	Property Code <b>GHARL239861</b>	


Select City ▾
Search






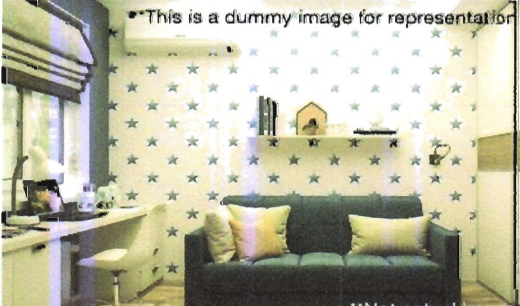
Property in Mumbai / Property in Dadar East / Property in Naigaon / 2 BHK Flat for Sale in Landmark Towers - Naigaon Last updated on 27-Apr-2020

### 2 BHK Flat for Sale in Landmark Towers - Naigaon


Naigaon, Dadar East, Mumbai - 400014

Building: Landmark Towers - Naigaon

 Verified



**₹ 3.30 Cr (Negotiable)**  
₹ 45205 / Sq.ft




**Dhrupad Jhaveri**  
Agent

Connect Now

Configuration <b>2 BHK</b> Flat	Carpet Area <b>730 Sq.ft</b>	Possession <b>Ready To Move</b>
Bedroom <b>2</b>	Bathroom <b>2</b>	Furnishing <b>Semi-Furnished</b>
Property Code <b>GHARL85855</b>		

Is there any error or missing information?

Report Error / Add Missing Information




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 Valuers, Appraisers, Auctioneers & Interior Designers  
 Chartered Engineers (E)  
 TEV Consultants  
 Member's Engineer  
 LICENSE NO. MH2010 PTC2010000

As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place: Mumbai

Date: 05.08.2024

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

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Govt. Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

SBI Empanelment No.: SME/TCC/38/IBBI/3

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.08.05 11:21:51 +05'30'

**Auth. Sign.**

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_  
on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is  
₹ \_\_\_\_\_ (Rupees \_\_\_\_\_  
\_\_\_\_\_ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

Enclosures	
Declaration-cum-undertaking from the valuer (Annexure- I)	Attached
Model code of conduct for valuer - (Annexure - II)	Attached



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**(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 30.07.2024 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 05.08.2024. 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



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- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Reflex Projects LLP.</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Saiprasad Patil – Valuation Engineer Saiprasad Patil – Technical Officer Vinita Surve – Technical Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 30.07.2024 Valuation Date – 05.08.2024 Date of Report – 05.08.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 30.07.2024
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **05<sup>th</sup> August 2024** 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.



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### Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Reflex Projects LLP**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

### Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

### Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

### Area

Based on the information provided by the Client's representative, we understand that the subject property is a Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring as per table attached to the report.

### Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

### Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar



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properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

#### **Not a Structural Survey**

We state that this is a valuation report and not a structural survey

#### **Other**

All measurements, areas and ages quoted in our report are approximate

#### **Legal**

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

#### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring area as per table attached to the report.

### **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

**(Annexure - II)****MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

**Professional Competence and Due Care**

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

**Independence and Disclosure of Interest**

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.



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14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
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  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar,  
o=Vastukala Consultants (I) Pvt.  
Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.08.05 11:22:08 +05'30'

**Auth. Sign.**

**Manoj B. Chalikwar**  
Govt. Registered Valuer  
Chartered Engineer (India)  
Reg. No. IBBI/RV/07/2018/10366  
SBI Empanelment No.: SME/TCC/38/IBBI/3



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