

# MASTER VALUATION REPORT OF "Birla Niyaara Phase - 2"

"Birla Niyaara Phase - 2", Wing - TB, Proposed Development on Plot Bearing C.S. No. 794 of Lower Parel - Division, Pandurang Budhkar Marg, Kamagar Nagar No. 1, Century Mills, Worli, Mumbai, PIN - 400 030, State - Maharashtra, Country - India

Latitude Longitude: 19°00'25.2"N 72°49'34.3"E

**NAME OF DEVELOPER: M/s. Century Textiles & Industries Ltd.**

Pursuant to instructions from State Bank of India, Administrative Office Thane 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 **29<sup>th</sup> May 2024** for approval of Advance Processing Facility.

## 1. Location Details:

The property is situated "**Birla Niyaara Phase - 2**", Wing - TB, Proposed Development on Plot Bearing C.S. No. 794 of Lower Parel -Division, Pandurang Budhkar Marg, Kamagar Nagar No. 1, Century Mills, Worli, Mumbai, PIN - 400 030, State - Maharashtra, Country - India. It is about 2.2 Km. distance from Parel Railway Station. Surface transport to the property is by buses, 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:

|                                    |  |                            |
|------------------------------------|--|----------------------------|
| <b>Name of builder</b>             | <b>M/s. Century Textiles &amp; Industries Ltd.</b>   |                            |
| <b>Project Registration Number</b> | <b>Project</b>   | <b>RERA Project Number</b> |
|                                    | <b>Birla Niyaara Phase - 2</b>   | <b>P51900054455</b>        |
| <b>Register office address</b>     | <b>M/s. Century Textiles &amp; Industries Ltd.</b><br><br>TPS - 1080, " <b>Century Bhavan</b> ", Dr. Annie Besant Road, Worli, Mumbai, Pin - 400 030, State - Maharashtra, Country - India |                            |
| <b>Contact Numbers</b>             | Contact Person:<br>Mr. Pranay Gaikwad (Builder Person - Mobile No. - 9773079079)   |                            |