



Kanjurmarg a jewel hidden

Dear Friends,

Greetings from Creative Valuers and Engineers, Welcome to the our 2nd issue of NEWSLETTER!

At the outset let us share the purpose of our Organization Creative Valuers And Engineers. Our vision is to create an organization known for its integrity, independence, innovations, pro-activeness and thoughtful leadership in the areas of Asset Valuation, Project Management, Techno Economic Viability Studies and Real-estate Consultancy other related advisory services.

The purpose of this quarterly newsletter is to establish an effective channel of communication with you and update you on developments with respect to the services we offer.

We sincerely look forward to your inputs/feedback to improve this newsletter further and we also invite you to contribute your write up on any issue of topical interests.

Happy Reading!!!!

Kanjurmarg blends in industrial, commercial and residential areas finely to some of the most holistic neighborhoods in Mumbai. Centrally located, it is slowly and surely emerging as the latest hub for residential property in Mumbai. With close proximity to major transit routes and planned corporate campuses, Kanjurmarg is also developing as a major business district in the city. Urban facilities and lush green landscape is making Kanjurmarg one of the most sought after destinations by the upwardly mobile, modern as well as traditional home buyer. It's strategic east-central location allows excellent connectivity and ease of access from every corner of the city, and with comfortable commute options, Kanjurmarg has a lot to offer, even to the most discerning homeowner. If you're looking to invest in residential property in Mumbai or you're looking for a home, Kanjurmarg has immense potential for growth.

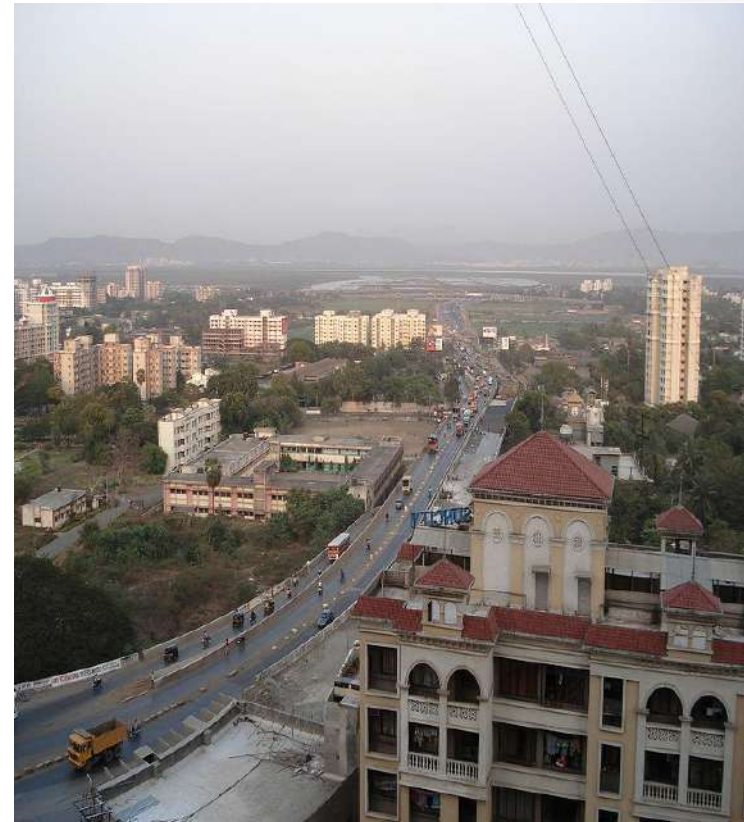
Jogeshwari Vikroli Link road at Kanjur Marg

The area is home to some of the biggest brands that have their offices here. There are numerous schools including some of indelible repute. The fact that Kanjurmarg projects offer a fine balance of work, life, play and fun, is a key reason why most

Kanjurmarg new projects are getting booked out at the very early

stages of construction. Whatever are the specific preferences of a family, one is likely to find an ideal Kanjurmarg project that pleases

not just in terms of size of the apartment but also the price per sq. ft.



Homebuyers and investors typically have predetermined sets of preferences as to which type of Kanjurmarg new projects would be ideal.

Families or investors that invest in Kanjurmarg projects need to look at these factors while checking out any new project in

Kanjurmarg. While it is normal for anyone to have a certain preference, it is ideal to check out various other factorials and influencers to gage the best possible investment option.

For instance, Kanjurmarg project appreciation would be integral to any decision making. At times, Kanjurmarg projects that have been launched get appreciated better than those that are in pre launch or under construction stages where as in many cases upcoming projects in Kanjurmarg or those that are under construction may have better Kanjurmarg project appreciation than the already launched or the ones ready for possession.

When you do know why to invest in Kanjurmarg is a sorted dilemma, choosing the ideal property in terms of its present status and Kanjurmarg project appreciation should be two determining and quintessential influencers.

Due to the upward shift of property values in Powai, Vikhroli and Thane, Kanjurmarg is seeing spillover demand from these areas as property prices there are between 10-20 per cent lower there. The affordability quotient has been the primary driver for residential housing projects there, with a

number of smaller developers active. Property prices range between Rs 12,000-15,000 per sq ft, and the locality offers a fairly wide spectrum of residential projects catering mainly to the demand from office-goers.

Considering the overall real estate trends in Mumbai and factoring in affordability, infrastructure and connectivity, Kanjurmarg offers good returns on investment. This area is likely to see rapid growth in real estate development in the future. Homebuyers and investors typically have predetermined sets of preferences as to which type of Kanjurmarg new projects would be ideal.

Locality	Sale Price	
Kanjurmarg East	Price Range	Average Price
	Rs./Sq.ft	(Rs./ Sq.ft
	13927-14770	14348/-





Upcoming Raddison Hotel at Kanjurmarg

Sadly Kanjurmarg was handed over an ugly task of keeping the city's dirt. BMC in February 2014 decided to dump 500 metric tonnes in Kanjurmarg's Kanamnwar nagar violating its own Municipal Solid Waste Act, 2000 rule which says that dumping ground has to be 500m away from city limits. Impact of the same remains to be seen in future.

Locality	Sale Price	
	Price Range (Rs./Sq-ft)	Average Price (Rs./Sq-ft)
Kanjurmarg West	11,500-13,000	13,200/-

Rates also vary on the type of buildings to amenities provided





This forecast is emphasized by the number of 1,2 and 3 BHK apartments that are currently in its nascent stages of development in the suburb. With vast expanses of land still left untouched by industrialization, Kanjurmarg shows immense potential for further growth. While the area is currently seeing an influx of tenants looking for residential locations in close proximity to their workplace, Kanjurmarg will soon see families moving in to experience all the benefits of an all round lifestyle this prolific suburb has to offer.

Housing Rates If you're considering going ahead with a residential investment in Kanjurmarg, the average housing rates of the suburb might further interest you. The upper range value in Kanjurmarg as of June

2014 is Rs. 14,999/- per sq. ft. and the lower range value stands at Rs. 12,789/- per sq. ft. The average range is close to Rs. 13,729/- as per industry sources.

Additional Information

Important Brokers dealing in Kanjurmarg property

Kanjurmarg (East)

- S.S. Real Estate: Mobile 888898134884/8898134500

- Subham Real Estate:- Mobile 9768774939

Kanjurmarg (west)

- Sakshi Real Estate:- Mobile 30169284
- Harish Real Estate:- Mobile 30172338

Prime Builders in Kanjurmarg

- Mahavir Trinklets
- Gundecha Height
- Shivam Imperial Height
- White city
- Harsh Aangan
-
-

Conclusion

Given the positives negatives looks to be on lighter side. Kanjurmarg is soon slated to be one the most ideal suburbs for family living. With range of properties to choose and variety of amenities to select from Kanjurmarg will definitely win hearts, also given the current downturn hopefully temporarily will be easy on your pocket too. **Happy Diwali Happy Kanjurmarg...!!!!!!**