



**MAX 6**

IT'S A SIXER  
FOR YOUR FORTUNE

PROJECT BY



**ASHRAY**  
*No Ceiling on Excellence*

MANAGED BY



STRATEGIC PARTNER



**ASAP**  
REALTECH

# WHAT'S SO SIGNIFICANT ABOUT **MAX6**

It provides you with an opportunity to strike a sixer for your fortune. It's a fabulous initiative by **ASHRAY GROUP** which acts as the blueprint of enhanced **ROI FOR YOUR CLIENT** and you to explore remarkable success through big deal possibilities. It's more than an enhanced return program.

**MAX6** is an exponential benefit upto **6% rental** yield that every house owner can accrue by investing in **JASWANTI BLISS'S 2 BHK AIR CONDITIONED RESIDENCES**.

## Here are the benefits:

- **Jaswanti Bliss** has the potential to generate higher rental yields than traditional residential properties.
- **THE COLLABORATION OF JASWANTI BLISS & ZOLO**, enables you to lease out your **2 BED HOME THROUGH A REGISTERED CO-LIVING BRAND**.
- The Co-living Company manages the up-keep and maintenance of your home.
- All the legalities and compliances are taken care of and you as a house owner can be assured of regular rents and deposits.
- With the presence of famous universities like Atlas SkillTech University, SP Jain & KJ Somaiya **BKC-INDIA'S MOST SOUGHT AFTER BUSINESS DISTRICT**, the home is surely going to get a better return.

Hence, **MAX6** is your opportunity to invest once and keep scoring the sixer of promising returns.

  
**JASWANTI BLISS**

OFF BKC, BEHIND EQUINOX

HOME TO  
A BLISSFUL LIFESTYLE &  
SMARTER PRIVILEGES





## GROUND LEVEL AMENITIES

- LOUNGE
- ART WALL
- CHILDREN'S PLAY AREA
- REFLEXOLOGY PATH
- LANDSCAPE GARDEN AREA
- FEATURE WALL
- OPEN-TO-SKY COURTYARD
- GREEN WALL

## BASEMENT LEVEL AMENITIES

- MINI THEATRE
- FITNESS ZONE
- SPA & SALON
- STEAM
- JACUZZI

\*Actual Images



GRAND ENTRANCE LOBBY



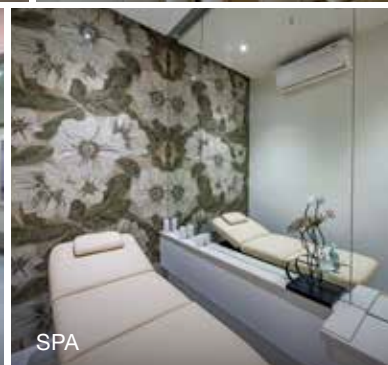
MINI THEATRE



CONFERENCE HALL



SALON



SPA



SIT-OUT AREA

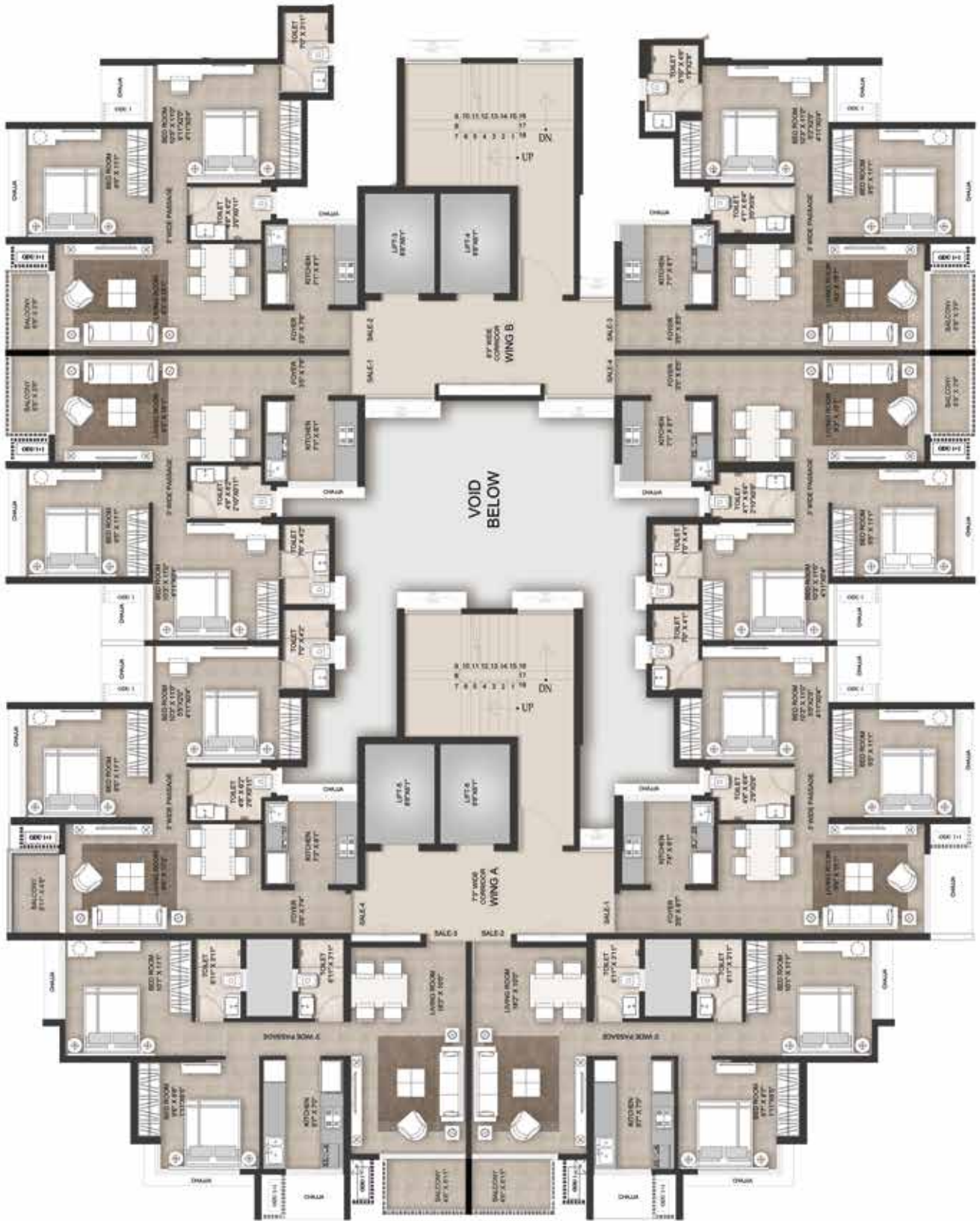


GYMNASIUM



JACUZZI

# TYPICAL FLOOR WING A & B





# BKC

## AN ICONIC LANDMARK OFFERING SUPERIOR BUSINESS POSSIBILITIES

- There are more than **4,00,000 EMPLOYEES** working in **BKC** on a daily basis and almost **40%** of that is floating public.
- The average salary of employees working in BKC is **BETWEEN 2 - 3 LAKHS PER MONTH** who are **READY TO MOVE CLOSE TO BKC** for an easy commute to the office.
- Top-ranking universities such as **ATLAS, SP JAIN, AND KJ SOMAIYA** are all located within 2 km, **ATLAS COLLAGE** is adjacent to our project.
- ATLAS alone has more than **2000 STUDENTS** while SP Jain has around **800 PLUS STUDENTS**.
- These top B-Schools attract top candidates from all over the country; almost majority of their students are from outstation and are constantly looking for accommodations nearby.
- **BKC IS THE BIGGEST CBD IN INDIA** and one of the costliest areas.

## WHAT'S ON OFFER?

- **RENTAL OFFERED** - ₹ 160 PSF on leasable area, which is the RERA Carpet.
- **RENT DEPOSIT** - 3 months rent.
- **TENURE** - 5 years lock-in plus 5 years.
- **ESCALATION** - 5% hike every year.
- **FITOUT PERIOD** - 60 days.
- **PROPERTY TAX** and other Municipal or Government charges will be taken care of by the licensor.

# WHY IT'S A NO BRAINER?

- High ROI / Yield
- RTMI (Ready to move in) - No Risk
- Long Lease
- Close proximity to BKC. Hence, possibility of higher capital appreciation
- Perpetual demand for rental / co-living in this micro-market
- Easy exit / Liquid Asset
- Stable and increasing income
- Saves time and other expenses every year

## RETURN ON INVESTMENT (ROI)

TIMELINE	AVG UNIT AREA	CAPITAL VALUE	RENT/MONTH	RENT/YEAR	ENTRY YIELD	AVG YIELD	AVG YIELD LESS DEPOSIT
10 YEARS	600	2,16,00,000	96,000	11,52,000	5.33%	6.7%	6.8%
5 YEARS	600	2,16,00,000	96,000	11,52,800	5.33%	5.9%	6%

## MONTHLY RENTAL PROJECTION FOR 10 YEARS

Unit Area	Rent psft	Rent/ Month	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
600	160	96,000	96,000	100800	105840	111132	116688.6	122523	128649	135081.6	141835.7	148927.5

Average 5 years	Average 10 years
106092	120748

# ASHRAY, LEGACY OF OPPORTUNITY AND BELONGING

Since the inception of Ashray Group nearly two decades ago, we have constructed some of the most renowned landmarks in the suburbs of Mumbai. Our endeavour is to develop lands and redevelop slums and societies to broaden the perspective of the people towards better lifestyles. We operate on firmly rooted principles of accountability, professionalism, innovation and transparency.

The Directors of the Ashray Group, Mr. Rashmin Rughani, Mr. Raj Rughani, Mr. Kalpesh Rughani, & Mr. Bharat Rughani have been leading the company from one success story to another. Under their able leadership, the company is setting newer benchmarks of excellence. Mr. Rashmin Rughani with his insights and visionary ideas is the guiding light of the company.

At Ashray Group, we see things differently. Where others see land and building, bricks and mortar, we see strategic assets that help build value for our clients. We go beyond their expectations and then develop housing, commercial and industrial solutions that enrich how people live and work. In other words, we bring the highest standards of construction and expertise to each and every project!

In the years to come, we aim to develop each project with the highest standards, increase staff strength, volume (five-fold over the next few years) and capacity to contribute to social development through charity work, social events and more.

A Project by



Site: Jaswanti Bliss, CTS# 77B, 77B/1 to 32 & 78, 78/1 to 25 Tanaji Chowk, Eagle Wadi, New Mill Road, Kurla West, Mumbai - 400 070.

Ashray Estates: 11/12, Nagarwala Colony, Opp. Laxmi Narayan Shopping Centre, Poddar Road, Malad East, Mumbai - 400 097.

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This Project Jaswanti Bliss is registered with MahaRERA under registration number: P51800027448 and is available on website <https://maharera.mahaonline.gov.in> under registered projects.



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