

## PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. <b>PG-2697/23-24</b>	Dated <b>30-Sep-23</b>	Delivery Note Mode/Terms of Payment <b>AGAINST REPORT</b>
Buyer (Bill to) <b>STATE BANK OF INDIA - HLST BKC</b> 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	Reference No. & Date.	Other References	
	Buyer's Order No.	Dated	
	Dispatch Doc No. <b>003901/2302782</b>	Delivery Note Date	
	Dispatched through	Destination	
Terms of Delivery			

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

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
<b>Total</b>	<b>10,500.00</b>		<b>945.00</b>		<b>945.00</b>	<b>1,890.00</b>

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

**Remarks:**  
 "Tricity Natraj", Proposed Composite Building on Sub-Plot A on Plot Bearing CTS No. 165(pt.), Village Wadhavali, Near Cubic Mall, Borla, Union Park, Dr. Choitram Gidwani Road, Chembur (West), Mumbai, PIN - 400 071, State - Maharashtra, Country - India - M/s. Tricity Realty LLP (Master 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**  
**Asmita Rathod**  
Digitally signed by Asmita Rathod  
 DN: cn=Asmita Rathod, o=Vastukala Consultants (I) Pvt. Ltd., email=accounts@vastukala.org, c=IN  
 Date: 2023.09.30 11:57:00 +05'30'  
 Authorised Signatory

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CIN: U74120MH2010PTC207869  
MSME Reg. No.: UDYAM-MH-18-0083617

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Vastukala

Consultants (I) Pvt. Ltd.

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# MASTER VALUATION REPORT



## Details of the property under consideration:

### **Name of Project: "Tricity Natraj"**

"Tricity Natraj", Proposed Composite Building on Sub- Plot A on Plot Bearing CTS No. 165(pt.), Village Wadhavali, Near Cubic Mall, Borla, Union Park, Dr. Choitram Gidwani Road, Chembur (West), Mumbai, PIN - 400 071, State - Maharashtra, Country - India

Latitude Longitude: 19°02'45.5"N 72°54'16.6"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



[www.vastukala.org](http://www.vastukala.org)

## **Our Pan India Presence at :**

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

**Regd. Office :** B1-001, U/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
**Mumbai - 400 072, (M.S.), INDIA**  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

## MASTER VALUATION REPORT OF "Tricity Natraj"

"Tricity Natraj", Proposed Composite Building on Sub- Plot A on Plot Bearing CTS No. 165(pt.),  
Village Wadhavali, Near Cubic Mall, Borla, Union Park, Dr. Choitram Gidwani Road, Chembur  
(West), Mumbai, PIN - 400 071, State - Maharashtra, Country - India

Latitude Longitude: 19°02'45.5"N 72°54'16.6"E

### NAME OF DEVELOPER: M/s. Tricity Realty 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 **21<sup>st</sup> September 2023** for approval of Advance Processing Facility.

#### 1. Location Details:

The property is situated at "Tricity Natraj", Proposed Composite Building on Sub- Plot A on Plot Bearing CTS No. 165(pt.), Village Wadhavali, Near Cubic Mall, Borla, Union Park, Dr. Choitram Gidwani Road, Chembur (West), Mumbai, PIN - 400 071, State - Maharashtra, Country - India. It is about 2.3 Km. travel distance from Chembur Railway Station of Harbour 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 middle class & developed.

#### 2. Developer Details:

Name of builder	M/s. Tricity Realty LLP	
Project Registration Number	Project	RERA Project Number
	Tricity Natraj	P51800050160
Register office address	M/s. Tricity Realty LLP Office No. 1001 & 1002, "Bhumiraj Costarica", Plot No. 1 & 2, Sector- 18, Sanpada, Navi Mumbai- 400 705, State - Maharashtra, Country – India	
Contact Numbers	Contact Person : Ms. Rupali Gadhave (Builder Person- Office No. 022- 66766676) Mr. Mangal(Sales Head- Mobile No. 8928064061) Contact No. 7977845658	
E – mail ID & Website	<a href="mailto:rupali@tricityltd.com">rupali@tricityltd.com</a> <a href="http://www.tricityltd.com">www.tricityltd.com</a>	

#### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Bungalow & Road
On or towards South	Dr. Choitram Gidwani Road / Kolwada Borla Road
On or towards East	Yash Motors Parking
On or towards West	Supreme Epitome CHSL



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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**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 : 21.09.2023
	b)	Date on which the valuation is made : 30.09.2023
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report of M/s. Tricity Realty LLP dated 23.10.2022
	2.	Copy of Title certificate date 30.08.2021 from Adv. Tanveer Sablok
	3.	Copy of Search Report date 14.06.2021 issued by R. K. Consultant
	4.	Copy of of Registration Certificate No. 27AAKFT66Q1L1ZT dated 01.07.2017
	5.	Copy of Affidavit-Cum – Declaration of M/s. Tricity Realty LLP date 08.07.2023
	6.	Copy of Development Agreement date 11.11.2021 b/w. Mr. Amrik Singh Alag (the Seller) AND M/s. Tricity Realty LLP (the Developers)
	7.	Copt of Intimation of Dissproval Letter No. P-5154 / 2020 / (165 And Other) / M / W Ward / WADHAVALI- M / W / IOD / 1 / New date 18.08.2021 issued by Municipal Corporation of Greater Mumbai.
	8.	Copy of Supplementary LLP Agreement dated 20.08.2016 b/w RPLK Tricity Realty LLP and M/s. Tricity Realty LLP
	9.	Copy of Limited Liability Partnership Agreement date 16.11.2015 b/w. Shri Manish Pardasani (First Party) and Shri Savinder Singh Lamba (Second Party) And RPLK Tricity realty LLP ( Seventh Party) and Others
	10.	Copy of CA Certificate date 06.07.2022 issued by Vikas Kamra & Co. Chartered Accountants
	11.	Copy of Engineer's Certificate for Quality Assurance date 31.03.2023 issued by Eng. Sujit Mahavir Ainapure (As per RERA Certificate)
	12.	Copy of Architect's Certificate date 31.03.2023 issued by YMS Consultants Ltd. (As per RERA Certificate)
	13.	Copy of NOC for Height Clearance No. SNCR / WEST / B / 102119 / 432820 date 22.11.2019 issued by Airports Authority of India. (Valid upto – 21.11.2027)
	14.	Copy of Fire Protection & Fire Fighting Safety requirement Letter No. P-5154 / 2020 / (165 And Other) / M / W Ward / WADHAVALI- M / W / CFO / 1 / Amend date 20.04.2021 issued by MCGM Fire Brigade
	15.	Copy of MAHARERA Registration Certificate of Project No. P51800050160 issued by Maharashtra Real Estate Regulatory Authority date 21.03.2023. Last Modified date 07.09.2023
	16.	Copy of Commencement Certificate No. P-5154 / 2020 / (165 And Other) / M / W Ward / WADHAVALI- M / W / CC / 1 / New date 06.04.2020 issued by Executive Engineer Municipal Corporation of Greater



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	Mumbai. C.C. upto plinth as per Approved IOD plans dated 18.08.2021 is granted. This C.C. is valid upto date 26.12.2022				
	17. Copy of Commencement Certificate No. P-5154 / 2020 / (165 And Other) / M / W Ward / WADHAVALI- M / W / FCC / 1 / New date 06.04.2020 issued by Executive Engineer Municipal Corporation of Greater Mumbai. <b>Full C.C. as per Approved amended plans dated 09.05.2022 is granted. This C.C. is valid upto date 26.12.2022</b>				
	18. Copy of Amended Plan Approval Letter No. P-5154 / 2020 / (165 And Other) / M / W Ward / WADHAVALI- M / W / 337 / 3 / Amend dated 09.05.2022 issued by Executive Engineer Municipal Corporation of Greater Mumbai.				
	19. Copy of Amended Approval Plan No. P-5154 / 2020 / (165 And Other) / M / W - Ward / WADHAVALI- M / W / 337 (New) date 09.05.2022 issued by Municipal Corporation of Greater Mumbai (Number of Copies - Five - Sheet No. 1/5 to 5/5) <b>Approved upto:</b>				
	<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Tricity Natraj</td> <td>Ground(Part) + Stilt (Part) + 1<sup>st</sup> to 14<sup>th</sup> upper floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Tricity Natraj	Ground(Part) + Stilt (Part) + 1 <sup>st</sup> to 14 <sup>th</sup> upper floors.
Project	Number of Floors				
Tricity Natraj	Ground(Part) + Stilt (Part) + 1 <sup>st</sup> to 14 <sup>th</sup> upper floors.				
	Project Name (with address & phone nos.) : "Tricity Natraj", Proposed Composite Building on Sub- Plot A on Plot Bearing CTS No. 165(pt.), Village Wadhavali, Near Cubic Mall, Borla, Union Park, Dr. Choitram Gidwani Road, Chembur (West), Mumbai, PIN - 400 071, 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. Tricity Realty LLP</b> <b>Address:</b> Office No. 1001 & 1002, "Bhumiraj Costarica", Plot No. 1 & 2, Sector- 18, Sanpada, Navi Mumbai- 400 705, State - Maharashtra, Country - India <b>Contact Person :</b> Ms. Rupali Gadhave (Builder Person- Office No. 022- 66766676) Mr. Mangal(Sales Head- Mobile No. 8928064061) Contact No. 7977845658				
5.	Brief description of the property (Including Leasehold / freehold etc.) :				
	<b>About "Tricity Natraj" Project:</b> Tricity Realty is a renowned real estate company in Navi Mumbai, known for its exceptional projects in the residential and commercial sectors. One of our notable projects, Tricity Natraj in Chembur, offers a vibrant marketplace within walking distance. Featuring 50 residential units with carpet areas ranging from 740 to 1,108 sq. ft., the project prioritizes sustainability through initiatives like rainwater harvesting and a sewage treatment plant. Strategically located, it provides easy access to various parts of the city and beyond via the Santacruz-Chembur Link Road and Bengaluru-Mumbai Highway offering direct connectivity to Mumbai International Airport.				

<b>TYPE OF THE BUILDING</b>		
Project	Number of Floors	
Tricity Natraj	Proposed Ground(Part) + Stilt (Part) + 1 <sup>st</sup> to 17 <sup>th</sup> upper floors as per information provided by builder. The building permission as on date is received till Ground (part) + Stilt (part) + 1 <sup>st</sup> to 14 <sup>th</sup> Upper Floors.	
<b>LEVEL OF COMPLETEION:</b>		
Project	Present stage of Construction	Percentage of work completion
Tricity Natraj	RCC work upto 14 <sup>th</sup> Floor slab work is completed. Brick work upto 10 <sup>th</sup> floor is completed.	46%
<b>DATE OF COMPLETION &amp; FUTURE LIFE:</b>		
Expected completion date as informed by builder is <b>December - 2025 (As per MAHARERA Certificate)</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>		
<ul style="list-style-type: none"> <li>➤ Italian marble flooring in all rooms</li> <li>➤ Granite Kitchen platform with Stainless Steel Sink</li> <li>➤ Powder coated aluminum sliding windows with M.S. Grills</li> <li>➤ Laminated wooden flush doors with Safety door</li> <li>➤ Concealed wiring</li> <li>➤ Concealed plumbing</li> <li>➤ Gymnasium</li> <li>➤ Garden</li> <li>➤ Club House</li> <li>➤ Kids Play Area</li> <li>➤ Children's Play Zone</li> <li>➤ Yoga Area</li> <li>➤ Jacuzzi</li> <li>➤ Jogging Track</li> <li>➤ Swimming Pool</li> <li>➤ Fitness Centre</li> <li>➤ Swimming Pool</li> </ul>		
6.	Location of property	:
	a) Plot No. / Survey No.	: CTS No. 165(pt.)
	b) Door No.	: Not applicable
	c) C. T.S. No. / Village	: CTS No. 165(pt.), Of Village Wadhavali
	d) Ward / Taluka	: M/ W- Ward, Kurla
	e) Mandal / District	: Mumbai Suburban District
7.	Postal address of the property	: <b>"Tricity Natraj"</b> , Proposed Composite Building on Sub- Plot A on Plot Bearing CTS No. 165(pt.), Village Wadhavali, Near Cubic Mall,

		Borla, Union Park, Dr. Choitram Gidwani Marg Road, Chembur (West), Mumbai, PIN - 400 071, State - Maharashtra, Country - India		
8.	City / Town	:	Chembur (West), Mumbai	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Municipal Corporation of Greater Mumbai, Village Wadhavali	
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 RERA Certificate</b>	<b>As per Site</b>
	North	CTS No.- 116 and CTS No.- 117	CTS No.- 116 and CTS No.- 117	Bungalow & Road
	South	Dr. Choitram Gidwani Marg Road.	Dr. Choitram Gidwani Marg Road.	Dr. Choitram Gidwani Road / Kolwada Borla Road
	East	CTS No.- 165 A2 Shalimar Fuel Station	CTS No.- 165 A2 Shalimar Fuel Station	Yash Motors Parking
	West	CTS No. 166 A Supreme Epitome Building	CTS No. 166 A Supreme Epitome Building	Supreme Epitome CHSL
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°02'45.5"N 72°54'16.6"E	
14.	Extent of the site	:	Plot area – 1400.00 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Plot area – 1400.00 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	:	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 purpose				
8.	Any usage restriction	:	Residential				
9.	Is plot in town planning approved layout?	:	Copy of Amended Approval Plan No. P-5154 / 2020 / (165 And Qther) / M / W - Ward / WADHAVALI- M / W / 337 (New) date 09.05.2022 issued by Municipal Corporation of Greater Mumbai (Number of Copies - Five - Sheet No. 1/5 to 5/5) <b>Approved upto:</b>				
			<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Tricity Natraj</td> <td>Ground(Part) + Stilt (Part) + 1<sup>st</sup> to 14<sup>th</sup> upper floors</td> </tr> </tbody> </table>	Project	Number of Floors	Tricity Natraj	Ground(Part) + Stilt (Part) + 1 <sup>st</sup> to 14 <sup>th</sup> upper floors
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Tricity Natraj	Ground(Part) + Stilt (Part) + 1 <sup>st</sup> to 14 <sup>th</sup> upper floors						
10.	Corner plot or intermittent plot?	:	Intermittent				
11.	Road facilities	:	Yes				
12.	Type of road available at present	:	B, T. Road				
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	36.60 M. Wide Dr. Choitram Gidwani Road				
14.	Is it a Land – Locked land?	:	No				
15.	Water potentiality	:	Municipal Water supply				
16.	Underground sewerage system	:	Connected to Municipal sewer				
17.	Is Power supply is available in the site	:	Yes				
18.	Advantages of the site	:	Located in developed area				
19.	<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 – 1400.00 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 ( an evidence thereof to be enclosed)	:	₹ 1,91,290 per Sq. M. for Residential ₹ 1,03,340 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>	:	<b>As per Approved Plan &amp; RERA Certificate</b>						
			<b>Land Area in Sq. M.</b>	<b>Rate in Sq. M.</b>	<b>Value in (₹)</b>				
			1400	103340	14,46,76,000.00				
<b>Part – B (Valuation of Building)</b>									
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	:							
	<b>Project</b>		<b>Number of Floors</b>						
	<b>Tricity Natraj</b>		Proposed Ground(Part) + Stilt (Part) + 1 <sup>st</sup> to 17 <sup>th</sup> upper floors <b>as per information provided by builder. The building permission as on date is received till Ground (part) + Stilt (part) + 1<sup>st</sup> to 14<sup>th</sup> 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 Amended Plan Approval Letter No. P-5154 / 2020 / (165 And Other) / M / W Ward / WADHAVALI- M / W / 337 / 3 / Amend dated 09.05.2022 issued by Executive Engineer Municipal Corporation of Greater Mumbai.						
	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>Tricity Natraj</td> <td>Ground(Part) + Stilt (Part) + 1<sup>st</sup> to 14<sup>th</sup> upper floors</td> </tr> </tbody> </table>			Project	Number of Floors	Tricity Natraj	Ground(Part) + Stilt (Part) + 1 <sup>st</sup> to 14 <sup>th</sup> upper floors
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Tricity Natraj	Ground(Part) + Stilt (Part) + 1 <sup>st</sup> to 14 <sup>th</sup> 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
<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:****Remarks:**

<i>Proposed as per site information</i>	<i>As per Sanctioned Approval Plan</i>
<i>Proposed Ground (Part) + Stilt (Part) + 1<sup>st</sup> to 17<sup>th</sup> upper floors.</i>	<i>Copy of Amended Approval Plan No. P-5154 / 2020 / (165 And Other) / M / W - Ward / WADHAVALI- M / W / 337 (New) date 09.05.2022 issued by Municipal Corporation of Greater Mumbai</i>
	<i>Approval upto:</i>
	<i>Number of Floors</i>
	<i>Ground(Part) + Stilt (Part) + 1<sup>st</sup> to 14<sup>th</sup> upper floors:</i>

**We have done the valuation of entire proposed construction, however the Market Values of the flats assessed in the reports which are not yet sanctioned are realized only after the approval of said plans by Competent Authority i.e. Executive Engineer Municipal Corporation of Greater Mumbai. Accordingly we have given the separate valuation of approved and proposed construction given by Builder only.**

**1a) Tricity Natraj (Approved Inventory):**

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. FL	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	103	1	3 BHK	1108	1218	29000	3,21,17,731.00	3,53,29,504.00	73500	38,98,428
2	104	1	2 BHK	740	814	29000	2,14,51,360.00	2,35,96,496.00	49000	26,03,751
3	203	2	3 BHK	1108	1218	29120	3,22,50,632.00	3,54,75,695.00	74000	38,98,428
4	204	2	2 BHK	740	814	29120	2,15,40,125.00	2,36,94,138.00	49500	26,03,751
5	303	3	3 BHK	1108	1218	29240	3,23,83,533.00	3,56,21,886.00	74000	38,98,428
6	304	3	2 BHK	740	814	29240	2,16,28,889.00	2,37,91,778.00	49500	26,03,751
7	403	4	3 BHK	1108	1218	29360	3,25,16,434.00	3,57,68,077.00	74500	38,98,428
8	404	4	2 BHK	740	814	29360	2,17,17,653.00	2,38,89,418.00	50000	26,03,751
9	503	5	3 BHK	1108	1218	29480	3,26,49,335.00	3,59,14,269.00	75000	38,98,428
10	504	5	2 BHK	740	814	29480	2,18,06,417.00	2,39,87,059.00	50000	26,03,751
11	603	6	3 BHK	1108	1218	29600	3,27,82,236.00	3,60,60,460.00	75000	38,98,428
12	604	6	2 BHK	740	814	29600	2,18,95,182.00	2,40,84,700.00	50000	26,03,751
13	703	7	3 BHK	1108	1218	29720	3,29,15,137.00	3,62,06,651.00	75500	38,98,428
14	704	7	2 BHK	740	814	29720	2,19,83,946.00	2,41,82,341.00	50500	26,03,751
15	803	8	3 BHK	1108	1218	29840	3,30,48,038.00	3,63,52,842.00	75500	38,98,428
16	804	8	2 BHK	740	814	29840	2,20,72,710.00	2,42,79,981.00	50500	26,03,751
17	903	9	3 BHK	1108	1218	29960	3,31,80,938.00	3,64,99,032.00	76000	38,98,428
18	904	9	2 BHK	740	814	29960	2,21,61,474.00	2,43,77,621.00	51000	26,03,751
19	1001	10	2 BHK	740	814	30080	2,22,50,239.00	2,44,75,263.00	51000	26,03,751
20	1002	10	3 BHK	1111	1222	30080	3,34,07,736.00	3,67,48,510.00	76500	39,09,416
21	1003	10	3 BHK	1108	1218	30080	3,33,13,839.00	3,66,45,223.00	76500	38,98,428
22	1004	10	2 BHK	740	814	30080	2,22,50,239.00	2,44,75,263.00	51000	26,03,751
23	1101	11	2 BHK	740	814	30180	2,23,24,209.00	2,45,56,630.00	51000	26,03,751
24	1102	11	3 BHK	1111	1222	30180	3,35,18,799.00	3,68,70,679.00	77000	39,09,416
25	1103	11	3 BHK	1108	1218	30180	3,34,24,590.00	3,67,67,049.00	76500	38,98,428
26	1104	11	2 BHK	740	814	30180	2,23,24,209.00	2,45,56,630.00	51000	26,03,751
27	1201	12	2 BHK	740	814	30280	2,23,98,179.00	2,46,37,997.00	51500	26,03,751
28	1202	12	3 BHK	1111	1222	30280	3,36,29,862.00	3,69,92,848.00	77000	39,09,416
29	1203	12	3 BHK	1108	1218	30280	3,35,35,341.00	3,68,88,875.00	77000	38,98,428
30	1204	12	2 BHK	740	814	30280	2,23,98,179.00	2,46,37,997.00	51500	26,03,751
31	1301	13	2 BHK	740	814	30380	2,24,72,149.00	2,47,19,364.00	51500	26,03,751



32	1302	13	3 BHK	1111	1222	30380	3,37,40,925.00	3,71,15,018.00	77500	39,09,416
33	1303	13	3 BHK	1108	1218	30380	3,36,46,092.00	3,70,10,701.00	77000	38,98,428
34	1304	13	2 BHK	740	814	30380	2,24,72,149.00	2,47,19,364.00	51500	26,03,751
35	1403	14	3 BHK	1689	1858	30500	5,15,14,500.00	5,66,65,950.00	118000	59,45,280
<b>Total</b>				<b>33104</b>	<b>36414</b>		<b>98,87,23,006.00</b>	<b>1,08,75,95,309.00</b>		<b>11,65,26,275</b>

**1b) Tricity Natraj (Proposed Inventory):**

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder 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 ₹
36	1401	14	2 BHK	740	814	30500	2,25,60,913.00	2,48,17,004.00	51500	26,03,751
37	1402	14	3 BHK	1111	1222	30500	3,38,74,200.00	3,72,61,620.00	77500	39,09,416
38	1404	14	2 BHK	740	814	30500	2,25,60,913.00	2,48,17,004.00	51500	26,03,751
39	1501	15	2 BHK	740	814	30620	2,26,49,678.00	2,49,14,646.00	52000	26,03,751
40	1502	15	3 BHK	1111	1222	30620	3,40,07,476.00	3,74,08,224.00	78000	39,09,416
41	1503	15	3 BHK	1108	1218	30620	3,39,11,894.00	3,73,03,083.00	77500	38,98,428
42	1504	15	2 BHK	740	814	30620	2,26,49,678.00	2,49,14,646.00	52000	26,03,751
43	1601	16	2 BHK	740	814	30740	2,27,38,442.00	2,50,12,286.00	52000	26,03,751
44	1602	16	3 BHK	1111	1222	30740	3,41,40,751.00	3,75,54,826.00	78000	39,09,416
45	1603	16	3 BHK	1108	1218	30740	3,40,44,795.00	3,74,49,275.00	78000	38,98,428
46	1604	16	2 BHK	740	814	30740	2,27,38,442.00	2,50,12,286.00	52000	26,03,751
47	1701	17	2 BHK	740	814	30860	2,28,27,206.00	2,51,09,927.00	52500	26,03,751
48	1702	17	3 BHK	1111	1222	30860	3,42,74,027.00	3,77,01,430.00	78500	39,09,416
49	1703	17	3 BHK	1108	1218	30860	3,41,77,696.00	3,75,95,466.00	78500	38,98,428
50	1704	17	2 BHK	740	814	30860	2,28,27,206.00	2,51,09,927.00	52500	26,03,751
<b>Total</b>				<b>13683</b>	<b>15051</b>		<b>41,99,83,317.00</b>	<b>46,19,81,650.00</b>		<b>4,81,62,958</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 ₹
<b>Approved</b>	2 BHK - 17 3 BHK - 18	35	33104	36414	98,87,23,006.00	1,08,75,95,309.00
<b>Proposed</b>	2 BHK - 08 3 BHK - 07	15	13683	15051	41,99,83,317.00	46,19,81,650.00
<b>Total</b>		<b>50</b>	<b>46787</b>	<b>51465</b>	<b>1,40,87,06,323.00</b>	<b>1,54,95,76,959.00</b>



Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	1,40,87,06,323.00
Final Realizable Value After Completion in ₹	1,54,95,76,959.00
Cost of Construction (Total Built up area x Rate) 51465 Sq. Ft. x ₹ 3200.00	16,46,88,000.00

Project	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
Tricity Natraj	46	51465	16,46,88,000.00	7,57,56,480.00

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	:	

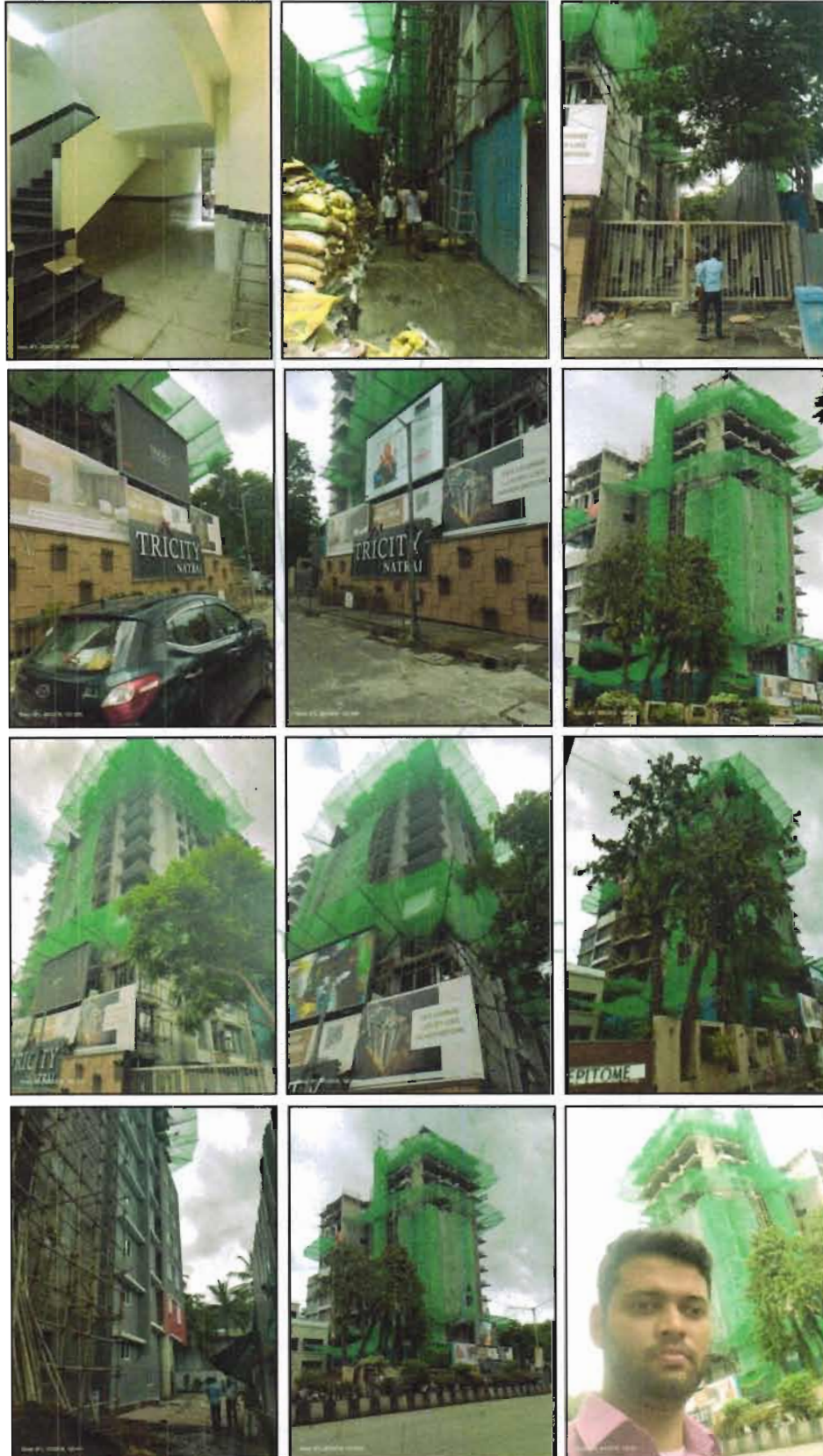
**Total abstract of the entire property**

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>₹ 1,40,87,06,323.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 1,54,95,76,959.00</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 ₹ 28,000.00 to ₹ 31,000.00 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 ₹ 29,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

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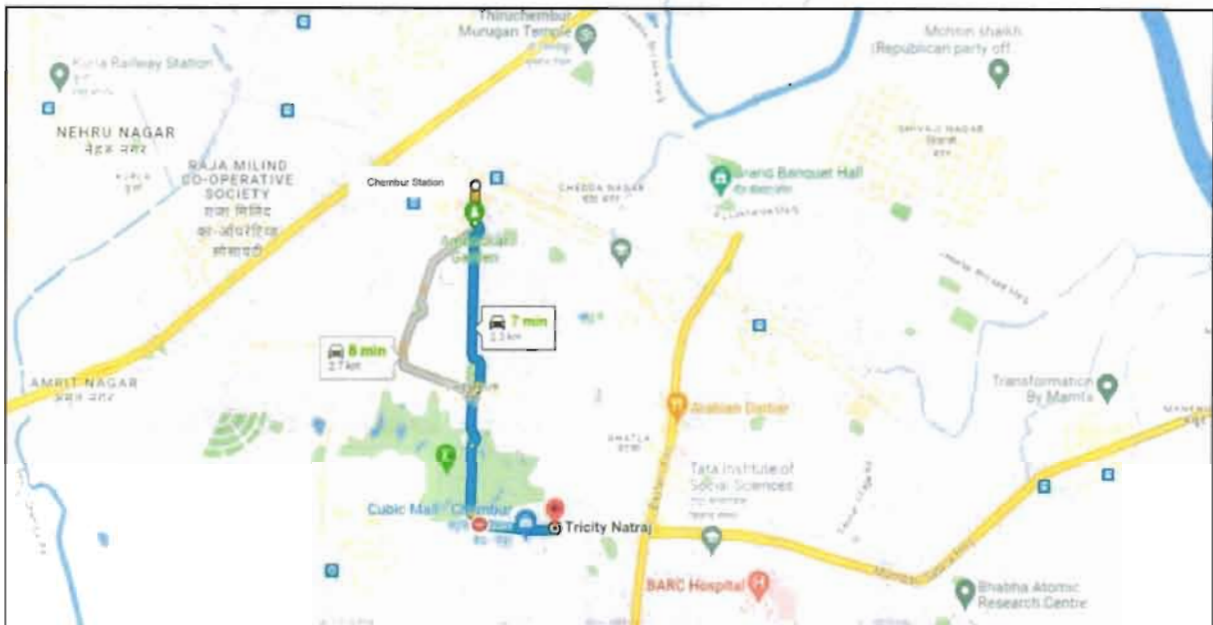
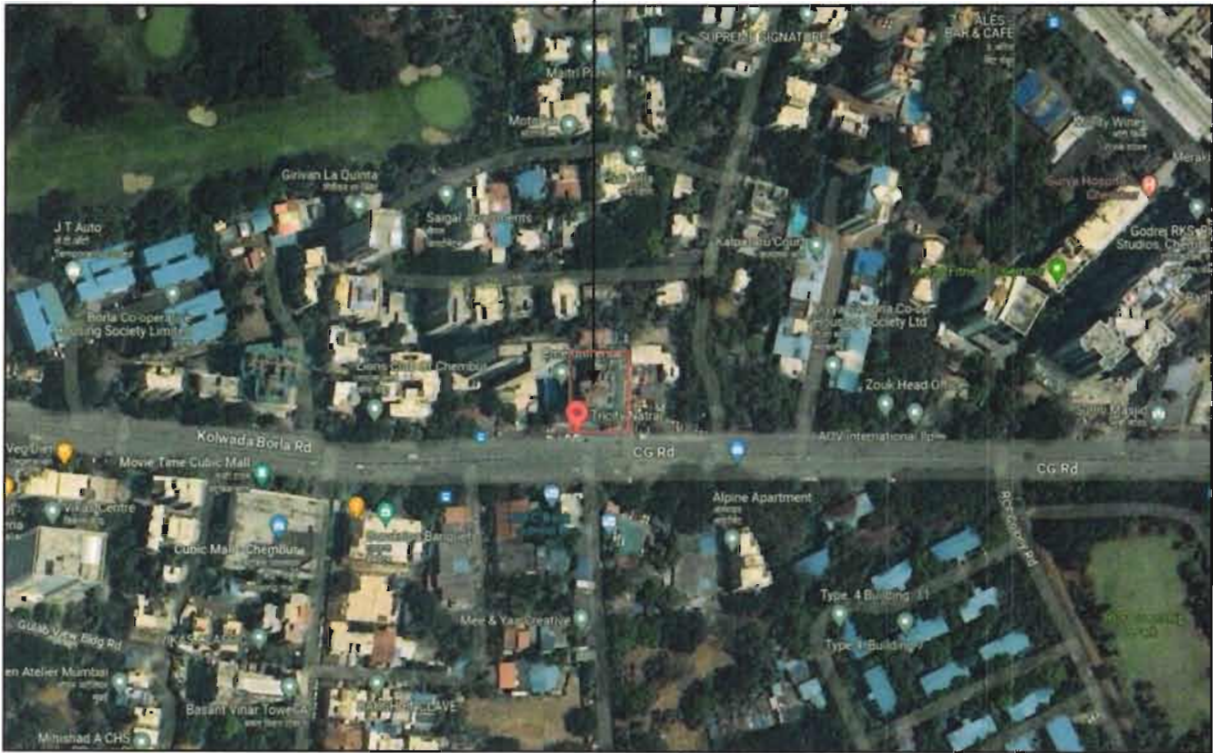
## Actual Site Photographs





## Route Map of the property

Site u/r



**Latitude Longitude: 19°02'45.5"N 72°54'16.6"E**

**Note:** The Blue line shows the route to site from nearest railway station (Chembur – 2.3 Km.)




## Ready Reckoner Rate



**Department of Registration & Stamps**  
Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन



**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
बाजारमूल्य दर पत्रक

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**Year** **Language**

20232024 English

**Annual Statement of Rates**

**Selected District** मुंबई(उपनगर) ▼

**Select Village** वडवली - कुली ▼

**Search By**  Survey No  Location

**Enter Survey No**

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
95/434-रस्ता: चौईतराम गिडवानी मार्ग	103340	191290	219980	239110	191290	चौरस मीटर	सि.टी.एस. नंबर

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## Sales Instance

9600230 29-09-2023 Note - Generated Through eSearch Module For original report please contact concern SRO office	<b>सूची क्र. 2</b>	दुय्यम निबंधक : सह दु.नि.कुर्ता 5 दस्ता क्रमांक - 9600/2023 नोंदणी Regn 63m
<b>गावाचे नाव : बढवली</b>		
(1) विक्रीचा प्रकार	अग्रिमेट टू संत	
(2) मालकता	25500000	
(3) अकारभार भाडेभरण्याचा बाबतिलेखातकार अकारणी देतो की परदेदार ते नमुद करावे	24217314	
(4) भू-मापन, प्लॉटिंग व परकामांक (अस्तित्वात)	1) पार्लिकेचे नाव-Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: अग्रिमेट क्रमांक 1103.11 वा मजला, ट्रायसिटी नटराज निगर ईस्टर्न फ्री वे.डॉ. सी जी रोड, वेंकुर मुंबई 400071. गाव बढवली, जिल्हा: मुंबई, क्षेत्रफळ 102.9 चौ. मी. रैरा कारपोर/एक मैकेनिकल कार पार्किंग सोबात ( C.T.S. Number : 165A-1 : 1 )	
(5) क्षेत्रफळ	113.19 चौ मीटर	
(6) अकारणी किंवा वृद्धी देण्यात असेल तेव्हा		
(7) दस्तऐवज करणे देणा. वा सिट्टून देणा. वा पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अर्थात असल्यास प्रतिलिपिचे नाव व पत्ता	1) नाव: मेसर्स ट्रायसिटी निवृत्ती एलएलपी वे भण्डार सावित्र सिम लॉक लॉक मुळावर दिवाणूक काळवे वय-55 पत्ता-प्लॉट नं. 1000.02, माळा नं. इमरतीचे नाव भूमिगत कोरा रिका, ब्लॉक नं प्लॉट क्रमांक 1-2, से-18, रोड नं. ऑफ वाल बीच रोड, महापट्ट, THANE. पिन कोड- 400705 पिन नं.-AAKF76600L	
(8) दस्तऐवज करणे देणा. वा पक्षकारांचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अर्थात असल्यास प्रतिलिपिचे नाव व पत्ता	1) नाव: रान्या मोक्ष परदराने वय-29, पत्ता-प्लॉट नं. , माळा नं 11, इमरतीचे नाव नागर हाउसिंग, ब्लॉक नं. अई टी वी अई वॉक वॉक, रोड नं 1) वा बी रोड, महापट्ट, MUMBAI. पिन कोड-400052 पिन नं.-BEXPP9640P	
(9) दस्तऐवज करणे दिव्याचा दिनांक	11-05-2023	
(10) दस्त नोंदणी केल्याचा दिनांक	11-05-2023	
(11) अनुक्रमिक खंड व पृष्ठ	9600/2023	
(12) अकारभारभाडामार्फत मुल्यक सुलक	1550000	
(13) अकारभारभाडामार्फत नोंदणी सुलक	30000	
14) नोंदणी		

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## Price Indicators

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Home / Mumbai / Mumbai Harbour / Chembur / Tricity Natraj

**Tricity Natraj**  
By TRICITY REALTY LLP  
CO Rd., Nr. Cugje Mall, Chembur, Mumbai Harbour, Mumbai

Last updated: Sep 7, 2025

**₹2.44 Cr - 3.66 Cr | ₹32.99 K/sq.ft**  
EMI starts at ₹1.21 Laacs

Price excludes maintenance, floor rise etc. [See More](#)

[Contact Sellers](#)

**Project Images** [SHARE](#) [SAVE](#)

**2. 3 BHK Apartments Configurations** **Dec. 2025 Possession Starts** **₹32.99 K/sq.ft Avg. Price** **740.00 sq.ft. - 1108.00 sq.ft. (Carpet Area) Sizes**

**magicbricks** Buy Rent Sell Home Loans

Home / Property for sale in Mumbai / Flats for sale in Mumbai / Flats for sale in Chembur East / 2 BHK Flats for sale in Chembur East / 1312 Sq.ft.

**₹2.20 Cr** EMI - ₹99k [Get pre-approved loan](#) **PREMIUM PROJECT**

**2 BHK 1312 Sq-ft Flat For Sale Chembur East, Mumbai**

**2 Beds** **2 Baths** **1 Covered Parking** **Semi-Furnished** **Bar/Lounge** **Outdoor Ten...**

**Carpet Area** 740 sqft ₹29.730/sqft

**Developer** [Tricity Realty Pvt. Ltd.](#)

**Project** [Tricity Natraj](#)

**Floor** 8 (Out of 18 Floors)

**Transaction Type** New Property

**Facing** East

**Lifts** 2


**Furnished Status** Semi-Furnished




## Price Indicators


99 acres

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Mumbai Harbour ✕
Add more






Facilities 2



Others 2



**Tricity Natraj** ☆  
Chembur, Mumbai

View Number

View
Top Exchange
300 Floor Plans Available

CONSTRUCTION STATUS

Under Construction

Completion in Dec, 2025

₹ 2.37 - 3.54 Cr + Govt. Charges

PRICE RANGE

Download Brochure

2, 3 BHK Apartment

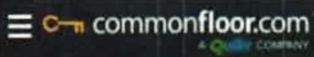
2 BHK Apartment

Carpet Area  
740 sq.ft. (68.78 sq.m)

3 BHK Apartment

3 BHK Apartment

Carpet Area  
1107 sq.ft. (102.96 sq.m)

 commonfloor.com
Mumbai ▾ Buy ▾ Locality or Builder or Project Name



Tricity Natraj

By: Tricity Realty LLP in Chembur

₹2.59 Cr onwards

OVERVIEW
LOCATION
BUY
RENT

Gallery

+7 IMAGES

BHK  
**2, 3 BHK**


Area  
740 - 1108 sq. ft.  
(68.78 - 102.96 sq.m)

Possession  
Dec-2025 (ongoing)

Price Range  
₹ 2.59 Cr - 3.87 Cr

Property Type  
Apartment

Launched Date  
Mar-2023

RERA ID  R51800090160





## Price Indicators

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Home ▾ Property for Sale in Mumbai ▾ Flats for Sale in Mumbai ▾ Flats for Sale in Chembur ▾ 2 BHK Flats for Sale in Chembur ▾ 950 Sq Ft

₹ 2.20 Cr
EMI - ₹ 99k
Get loan-approved loan
PREMIUM PROJECT

2 BHK 950 Sq-Ft Flat For Sale Chembur, Mumbai

2 Beds, 2 Baths, 1 Covered Parking, Unfurnished
Water Front, Grand Entran..

Carpet Area 740 sqft - ₹ 29.73/sqft	Developer <b>Tricity Realty Pvt. Ltd.</b>	Project <b>Tricity Natraj</b>	Floor 5 (Out of 17 Floors)
Transaction Type New Property	Facing East	Lifts 2	Furnished Status Unfurnished

East Facing Property

Contact Agent
Get Phone No

### More Details




Price Breakup	₹ 2.2 Cr   ₹ 11,00,000	Approx. Registration Charges   ₹ 10 Per sq. Unit Monthly
Booking Amount	₹ 5.0 Lac	
RERA ID	PS1800050160	

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Home ▾ Property for Sale in Mumbai ▾ Flats for Sale in Mumbai ▾ 900 Sq Ft

₹ 2.32 Cr
EMI - ₹ 1,00k
Get loan offers from 3+ banks
PREMIUM PROJECT

2 BHK 900 Sq-ft Flat For Sale Union Park, Mumbai

2 Beds, 2 Baths, 1 Covered Parking, Unfurnished
Visitor Parki, Grand Entran..

Carpet Area 740 sqft - ₹ 31.25/sqft	Developer <b>Tricity Realty Pvt. Ltd.</b>	Project <b>Tricity Natraj</b>	Floor 8 (Out of 17 Floors)
Transaction Type New Property	Facing East	Lifts 4	Furnished Status Unfurnished

Opposite Cubic Mall Chembur East 400.07%

Contact Agent
Get Phone No

### More Details

Price Breakup	₹ 2.32 Cr   ₹ 11,60,000	Approx. Registration Charges   ₹ 12 Per sq. Unit Monthly
Booking Amount	₹ 5.0 Lac	

## Price Indicators

**₹2.41 Cr** EMI: ₹1,098 | Get pre-approved loan | PREMIUM PROJECT

2 BHK 1163 Sq-Ft Flat For Sale Chembur, Mumbai

2 Beds | 2 Baths | 3 Balconies | 1 Covered Parking | Jogging an... | Service/Good.

Carpet Area 710 sqft ₹34,08/sqft	Developer Tricity Realty Pvt. Ltd.	Project Tricity Natraj	Floor 7 (Out of 17 Floors)
Transaction Type New Property	Facing East	Lifts 2	Furnished Status Unfurnished

East Facing Property

Contact Agent | Get Phone No. | Last contact made 43 days ago

**More Details**

Price Breakup: ₹2.41 Cr | ₹12,07,622 Approx. Registration Charges | ₹2 Per sq. Unit Monthly

Booking Amount: ₹5.0 Lac

Address: Tricity Natraj, CC Rd, nr. Cubic Mall, Borla, Union Park, Chembur, Mumbai, Maharashtra, Chembur, Mumbai, Maharashtra, Maharashtra

**₹2.38 Cr** EMI: ₹1,074 | Get pre-approved loan | PREMIUM PROJECT

2 BHK 1240 Sq-Ft Flat For Sale Chembur, Mumbai

2 Beds | 2 Baths | 1 Covered Parking | Semi-Furnished | Skyline View | Smart Home

Carpet Area 740 sqft ₹32,162/sqft	Developer Tricity Realty Pvt. Ltd.	Project Tricity Natraj	Floor 6 (Out of 15 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing East	Lifts 3

East Facing Property | **FREE** Free Club Membership

Contact Agent | Get Phone No. | Last contact made 15 days ago

**More Details**

Price Breakup: ₹2.38 Cr | ₹11,90,000 Approx. Registration Charges | ₹1 Monthly

Booking Amount: ₹1.0 Lac

Address: Tricity Natraj, CC Rd, nr. Cubic Mall, Borla, Union Park, Chembur, Mumbai.



## Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > 1400 Sq.ft






₹ 3.48 Cr

EMI: ₹ 1.97L

Can't Afford? PREMIUM PROJECT

3 BHK 1400 Sq-ft Flat For Sale

Union Park, Mumbai

3 Beds

3 Baths

1 Covered Parking

Unfurnished

Fireplace

Visitor Parking

Carpet Area 1108 sqft - ₹ 11,408/sqft	Developer <b>Tricity Reality Pvt. Ltd.</b>	Project <b>Tricity Natraj</b>	Floor 7 (Out of 17 Floors)
Transaction Type New Property	Facing East	Lifts 4	Furnished Status Unfurnished

✔ Opposite Cubic Mall Chembur East 400 074

Contact Agent
Get Phone No

More Details

Price Breakup: **₹ 3.48 Cr** | ₹ 17,40,000 Approx. Registration Charges | ₹ 12 Per sq. Unit Monthly

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Chembur > 2 BHK Flats for Sale in Chembur > 1840 Sq.ft






₹ 2.35 Cr

EMI: ₹ 1.06L

Get pre-approved loan PREMIUM PROJECT

2 BHK 1840 Sq-ft Flat For Sale

Chembur, Mumbai

2 Beds

2 Baths

1 Balcony

1 Covered Parking

Theme base

Fingerprint A

Carpet Area 736 sqft - ₹ 21,928/sqft	Developer <b>Supreme Universal</b>	Project <b>Supreme Elenor</b>	Floor 9 (Out of 18 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing East	Lifts 2

✔ East Facing Property OFFER Free Club Membership

Contact Agent
Get Phone No

More Details

Price Breakup: **₹ 2.35 Cr** | ₹ 11,75,000 Approx. Registration Charges | ₹ 1 Monthly

Booking Amount: **₹ 10 Lac**

Address: **BS Devashi Marg Govandi Station Road, Opp. TISS, Deonar, Mumbai, Maharashtra.**










## Price Indicators Projects nearby Locality

magicbricks
Buy
Rent
Sell
Home Loans

**₹3.50 Cr** EMI - ₹1.58L | [Get pre-approved loan](#)

4 BHK 1201 Sq-ft Flat For Sale - **Chembur, Mumbai**

4 Beds
4 Baths
2 Covered Parking
Unfurnished

**Carpet Area**  
1201 sqft - ₹29/-sqft

**Status**  
Under Construction

**Developer**  
Raunak Group

**Lifts**  
9

**Project**  
Raunak Centrum

**Furnished Status**  
Unfurnished

**Transaction Type**  
New Property

**Car Parking**  
2 Covered

[Contact Agent](#) [Get Phone No.](#)

Last contact made 28 days ago


**More Details**

Price Breakup	₹3.5 Cr
Booking Amount	₹99,000
RERA ID	P51000033269

magicbricks
Buy
Rent
Sell
Home Loans

**₹1.71 Cr** EMI - ₹77k | [Can't afford it?](#)

2 BHK 596 Sq-ft Flat For Sale - **Chembur, Mumbai**



2 Beds

2 Baths

1 Covered Parking

Unfurnished

**Carpet Area**  
596 sqft - ₹28.69/sqft

**Transaction Type**  
New Property

**Furnished Status**  
Unfurnished

**Developer**  
Raunak Group

**Status**  
Under Construction

**Car Parking**  
1 Covered

**Project**  
Raunak Centrum

**Lifts**  
9

[Contact Agent](#) [Get Phone No.](#)

Last contact made 12 days ago

**More Details**


Price Breakup	₹1.71 Cr
Booking Amount	₹99,000
RERA ID	P51000033269
Address	Chembur, Mumbai - Harbour Line, Maharashtra
Furnishing	Unfurnished
Flooring	Vitrified

## Price Indicators Projects nearby Locality

magicbricks
Buy | Rent | Sell | Home Loans

**₹1.86 Cr** EMI - ₹85k How much loan can I get?

2 BHK 653 sq.ft Flat For Sale **Chembur, Mumbai**



**2 Beds** **2 Baths** **1 Covered Parking** **Unfurnished**

Carpet Area 653 sqft - ₹28.48/sqft	Developer <b>Tridhaatu Realty &amp; Infra Pvt. Ltd.</b>	Project <b>Tridhaatu Morya</b>
Transaction Type <b>New Property</b>	Status <b>Under Construction</b>	Lifts <b>4</b>
Furnished Status <b>Unfurnished</b>	Car Parking <b>1 Covered</b>	

Contact Agent


Get Phone No

Last contact made 3 days ago

### More Details

Price Breakup	₹1.86 Cr
Booking Amount	₹100000
RERA ID	P51800013775
Address	Chembur, Mumbai - Harbour Line, Maharashtra

99acres
Buy | Mumbai Harbour | Add more



All Photos & Videos

**2 BHK & 3 BHK SPACIOUS APARTMENTS**

**Outdoors**

**Thapar Suburbia** ☆

1 Avenue | 23 | 400000

View
See Enquiry
30 New Plans Available
20 Top Facilities

CONSTRUCTION STATUS

Under Construction

Completion in Dec. 2024

₹ 2.06 - 2.93 Cr

+ Govt. Charges

2 BHK Apartment

Carpet Area: 688 sq.ft.

3 BHK Apartment

Carpet Area: 975 sq.ft.

Download Brochure


Why you should choose Thapar Suburbia

- Green building certified
- Suburbia app for architects, designers, special dealers and tie-ups with certified providers
- Exclusive Jodi flats of +4BHK, 2+3BHK +5BHK

View 4 more →

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## 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 Chembur > 2 BHK Flats for Sale in Chembur > 1250 Sq-ft

**₹1.85 Cr** EMI - ₹ 83k | [Get Loan offers from 34+ banks](#)

2 BHK 1250 Sq-ft Flat For Sale [Chembur, Mumbai](#)

+6 Photos

2 Beds 2 Baths 1 Covered Parking Semi-Furnished

Carpet Area 633 sqft ~ ₹29,226/sqft	Developer <b>Trishabh Group</b>	Project <b>Trishabh Greens</b>
Floor 10 (Out of 13 Floors)	Transaction Type New Property	Additional Rooms 1 Store Room
Facing East	Lifts 2	Furnished Status Semi-Furnished

East Facing Property Near acres club, chembur east. OFFER No EMI till possession

Contact Agent

Get Phone No.


Last contact made 7 days ago

### More Details

Price Breakup	₹1.85 Cr   ₹ 9,25,000 Approx. Registration Charges [ ₹ 1 Monthly
Booking Amount	₹1.0 Lac
Address	Chembur, Mumbai, Chembur, Mumbai - Harbour Line, Maharashtra
Landmarks	Near acres club, chembur east.


HOUSING.com
Buy in Mumbai

Chembur



Apartment Complex  
By Shree Group  
Chembur, Mumbai Harbour, Mumbai  
Configurations:  
2, 3 & 4 BHK Apartments

Interested



Tight EMI  
By Shree Group  
Chembur, Mumbai Harbour, Mumbai  
Configurations:  
2 BHK Apartments

Great Offer

Mumbai / Mumbai / Mumbai Harbour / Chembur / 1250 sq.ft

### DJ Nest


By SHREE GROUP  
Chembur, Mumbai Harbour, Mumbai

₹1.09 Cr - 194 Cr / ₹2759 A/sq.ft

EMI starts at ₹54,037

View similar properties near here [See More](#)


Contact Developer



1 & 2, 3 BHK Apartments Configurations

Dec. 2025 Possession Starts

₹27.59 A/sq.ft Avg Price




1st To 7th Floor Plan



395.00 sq.ft - 801.00 sq.ft  
Carpet Area Sizes



## Price Indicators Projects nearby Locality

99 acres
Buy ▾ Mumbai Harbour ✕ Add more



**71 Midtown** ☆ View Number

Chembur East, Mumbai

No Brokerage SCG Floor Plans available All Top Facilities


CONSTRUCTION STATUS  
**New Launch**  
Completion in May, 2024



PRICE RANGE  
**₹ 86.5 L - 1.75 Cr + Govt. Charges**

Download Brochure

<p><b>1 BHK Apartment</b></p> <p>Carpet Area 348 - 387 sq. ft. (12.11 - 13.90 sq. m.)</p> <p>₹ 86.5 - 96.47 L + Govt. Charges</p>	<p><b>2 BHK Apartment</b></p> <p>Carpet Area 550 - 590 sq. ft. (16.11 - 17.27 sq. m.)</p> <p>₹ 1.38 - 1.48 Cr + Govt. Charges</p>	<p><b>3 BHK Apartment</b></p> <p>Carpet Area 700 sq. ft. (20.53 sq. m.)</p> <p>₹ 1.75 Cr + Govt. Charge</p>
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99 acres
Buy ▾ Mumbai Harbour ✕ Add more



**SKG Sangam** ☆ View Number

Chembur East, Mumbai

No Brokerage SCG Floor Plans available

CONSTRUCTION STATUS  
**New Launch**  
Completion in Apr, 2024

PRICE RANGE  
**₹ 2.16 - 3.41 Cr + Govt. Charges**

Download Brochure

<p><b>2 BHK Apartment</b></p> <p>Carpet Area 617 sq. ft. (18.12 sq. m.)</p> <p>₹ 2.16 Cr + Govt. Charges</p>	<p><b>3 BHK Apartment</b></p> <p>Carpet Area 974 sq. ft. (28.49 sq. m.)</p> <p>₹ 3.41 Cr + Govt. Charges</p>
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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 : 30.09.2023

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

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, postalCode=400005, serialNumber=1, email=manoj.chalikwar@vastukala.com,  
cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.09.30 11:34:38 +05'30'

Auth. Sign.

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

**(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 30.09.2023 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 21.09.2023. 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
- 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. Tricity Realty LLP</b>
2.	Purpose of valuation and appointing authority	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.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Barkat Hodekar – Valuation Engineer Vinita Sureve – Processing Manager Meetali Rasal – Processing Officer
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 - 21.09.2023 Valuation Date - 30.09.2023 Date of Report - 30.09.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 21.09.2023
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 **30<sup>th</sup> September 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. Tricity Realty LLP**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.





### **Property Title**

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Tricity Realty 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

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.



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.

