

**PROFORMA INVOICE**

(ORIGINAL FOR RECIPIENT)

<b>Vastukala Consultants (I) Pvt Ltd</b> Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. <b>PG-3058/22-22</b>	Dated <b>1-Nov-22</b>
	Delivery Note	Mode/Terms of Payment
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	Buyer's Order No.	Dated
	Dispatch Doc No. <b>43390/27374</b>	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> (Technical Inspection and Certification Services)	997224	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	
997224	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 Montview", Proposed Residential Cum Commercial Building On Plot No. 22 + 23, Sector 8, Village - Sanpada, Sanpada Road, Navi Mumbai, Taluka & Dist - Thane, PIN Code - 400 705, State - Maharashtra, Country - India - M/s. Tricity Realty LLP (Project 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**

*[Signature]*  
 Authorised Signatory



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# MASTER VALUATION REPORT



## Details of the property under consideration:

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

"Tricity Montview", Proposed Residential Cum Commercial Building On Plot No. 22 + 23, Sector 8, Village - Sanpada, Sanpada Road, Navi Mumbai, Taluka & Dist - Thane, PIN Code – 400 705, State - Maharashtra, Country - India

Latitude Longitude: 19°03'40.1"N 73°00'31.7"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

**Vastukala Consultants (I) Pvt. Ltd.**  
Mumbai • Delhi NCR • Indore • Aurangabad • Nanded  
Raipur • Jaipur • Ahmedabad • Rajkot • Thane • Nashik

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

## MASTER VALUATION REPORT OF "Tricity Montview"

**"Tricity Montview", Proposed Residential Cum Commercial Building On Plot No. 22 + 23, Sector 8,  
Village - Sanpada, Sanpada Road, Navi Mumbai, Taluka & Dist - Thane, PIN Code – 400 705,  
State - Maharashtra, Country - India**

**Latitude Longitude: 19°03'40.1"N 73°00'31.7"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 **28<sup>th</sup> October 2022** for approval of Advance Processing Facility.

#### 1. Location Details:

The property is situated at **"Tricity Montview"**, Proposed Residential Cum Commercial Building On Plot No. 22 + 23, Sector 8, Village - Sanpada, Sanpada Road, Navi Mumbai, Taluka & Dist - Thane, PIN Code – 400 705, State - Maharashtra, Country - India. It is about 850 Mtr. travel distance from Sanpada railway station on Harbour Line of Central Railway. Surface transport to the property is by buses, taxis & private vehicles. The property is in developing locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The area is Middle class & developing

#### 2. Developer Details:

Name of builder	M/s. Tricity Realty LLP	
Project Registration Number	Project	RERA Project Number
	Tricity Montview	P51700034413
Register office address	M/s. Tricity Realty LLP Office No. 1001 & 1002, 10th Floor, "Bhumiraj Costarica", Plot No. 1/2, Sector 18, Off Palm Beach Road, Sanpada (East), Taluka & Dist. - Thane, Navi Mumbai, PIN Code - 400 705, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Mr. Pankaj Singh (Builder Person - Mobile No. 9769890510) Mr. Sandesh Chavan (Sales Person - Mobile No. 9930591662) Rupali Gadhane (Builder Person -022-66766676)	
E – mail ID	<a href="mailto:rupali@tricity.com">rupali@tricity.com</a> <a href="http://www.tricity.com">www.tricity.com</a>	

#### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Sanpada Sta Road
On or towards South	Open Plot & Sanpada Road
On or towards East	24 East Malhar Under Construction Road
On or towards West	Road & Suyog Samuh CHSL



#### Our Pan India Presence at :

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

Tele:fax : +91 22 28371325/24

Regd. Office : 121, 1st Floor, Akruti Star,  
Central Road, MIDC, Andheri (E),  
Mumbai - 400 093, (M.S.), INDIA

mumbai@vastukala.org

**Vastukala Consultants (I) Pvt. Ltd.**121, 1<sup>st</sup> Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

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	: 28.10.2022
	b)	Date on which the valuation is made	: 01.11.2022
3.	List of documents produced for perusal		
	1.	Copy of Title Clearance Certificate & Search Report date 15.03.2022 issued by Adv. Abhimanyu H. Jadhav	
	2.	Copy of Legal Title Report date 15.03.2022 issued by Adv. Abhimanyu H. Jadhav	
	3.	Copy of Agreement to Lease date 09.07.2021 b/w. CIDOC (the Corporation) AND M/s. Tricity Realty LLP (the Licensees)	
	4.	Copy of Certificate from Chartered Accountant date 17.08.2022 issued by Vikas Kamra & Co. Chartered Accountants	
	5.	Copy of Affidavit Cum Declaration of M/s. Tricity Realty LLP date 30.06.2022	
	6.	Copy of MAHARERA Registration Certificate of Project No. P51700034413 issued by Maharashtra Real Estate Regulatory Authority date 05.04.2022. Last Modified date 29.08.2022	
	7.	Copy of Allotment of Residential + Commercial Plot Letter No. 7914 / 1000603 / 1747 date 30.03.2021 issued by CIDCO	
	8.	Copy of NOC for Height Clearance Letter date 01.10.2021 issued by Airports Authority of India	
	9.	Copy of Fire NOC No. No / FIRE / HO / VASHI / 5055 / 2021 date 28.10.2021 issued by Division of Fire Officer Navi Mumbai Municipal Corporation	
	10.	Copy of Architects Certificate date 30.06.2022 issued by Arc. Vishal N. Shah	
	11.	Copy of Engineer Certificate date 30.06.2022 issued by Ankita Pednekar Bachelor of Engineering	
	12.	Copy of Commencement Certificate No. NRV / A - 20211 CNMMC18119 / 674 dated 07.03.2022 issued by Assistant Director of Town Planning Navi Mumbai Municipal Corporation	
	<b>Approved upto:</b>		
	<b>Project</b>	<b>Number of Floors</b>	
	<b>Tricity Montview</b>	<b>Ground + 11<sup>th</sup> Upper Floors + Security Cabin.</b>	
13.	Copy of Approved Plan No. NRV / A - 20211 CNMMC18119 / 674 dated 07.03.2022 issued by Assistant Director of Town Planning Navi Mumbai Municipal Corporation (Number of Copies - Eight Seventeen -		

Sheet No. 1/8 to 8/8)		
<b>Approved upto:</b>		
<b>Project</b>	<b>Number of Floors</b>	
<b>Tricity Montview</b>	<b>Ground (part) + Stilt (part) + 1<sup>st</sup> to 3<sup>rd</sup> Floors (Podiums) + 4<sup>th</sup> Floor (Part Residential / Part Podium / Fitness Centre) + 5<sup>th</sup> to 11<sup>th</sup> Upper Floors.</b>	
Project Name (with address & phone nos.)	:	"Tricity Montview", Proposed Residential Cum Commercial Building On Plot No. 22 + 23, Sector 8, Village - Sanpada, Sanpada Road, Navi Mumbai, Taluka & Dist - Thane, PIN Code - 400 705, 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, 10th Floor, "Bhumiraj Costarica", Plot No. 1/2, Sector 18, Off Palm Beach Road, Sanpada (East), Taluka & Dist. - Thane, Navi Mumbai, PIN Code - 400 705, State - Maharashtra, Country - India <b>Contact Person :</b> Mr. Pankaj Singh (Builder Person - Mobile No. 9769890510) Mr. Sandesh Chavan (Sales Person - Mobile No. 9930591662) Rupali Gadnave (Builder Person -022-66766676)
5. Brief description of the property (Including Leasehold / freehold etc.)	:	
<p><b>About "Tricity Montview" Project:</b> Tricity Montview in Sanpada is a G+ 25 storeyed tower, located conveniently to the Sanpada Railway Station and has excellent views. Tricity Montview in Sanpada offers 2 BHK &amp; 3 BHK and shops. Premium amenities of the Tricity project in Sanpada includes an ample parking facility with three levels of podium parking, gymnasium and many more. Tricity Sanpada Montview is located in close proximity to the well-connected Palm Beach Road, Inorbit and Raghuleela Mall. Tricity Monview, Sanpada offers convenience and vibrant lifestyle pampered with luxury to you and your family.</p>		
<b>TYPE OF THE BUILDING:</b>		
<b>Project</b>	<b>Number of Floors</b>	
<b>Tricity Montview</b>	Proposed Ground (part) + Stilt (part) + 1 <sup>st</sup> to 3 <sup>rd</sup> Floors (Podiums) + 4 <sup>th</sup> Floor (Part Residential / Part Podium / Fitness Centre) + 5 <sup>th</sup> to 25 <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 3<sup>rd</sup> Floors (Podiums) + 4<sup>th</sup> Floor (Part Residential / Part Podium / Fitness Centre) + 5<sup>th</sup> to 11<sup>th</sup> Upper Floors.</b>	
<b>LEVEL OF COMPLETEION:</b>		
<b>Project</b>	<b>Present stage of Construction</b>	<b>Percentage of work completion</b>

	<b>Tricity Montview</b>	<b>RCC work upto 1st floor is completed</b>	<b>11%</b>
<b>DATE OF COMPLETION &amp; FUTURE LIFE:</b>			
Expected completion date as informed by builder is <b>December - 2026 (As per MAHARERA Certificate)</b>			
<b>PROPOSED PROJECT AMENITIES:</b>			
<ul style="list-style-type: none"> <li>➤ Vitrified tiles flooring in all rooms</li> <li>➤ Granite Kitchen platform with Stainless Steel Sink</li> <li>➤ Powder coated aluminum sliding windows with Mosquito Net</li> <li>➤ Laminated wooden flush doors with Safety door</li> <li>➤ Concealed wiring</li> <li>➤ Concealed plumbing</li> <li>➤ Garden</li> <li>➤ Indoor Games</li> <li>➤ Multipurpose Area</li> <li>➤ Childern Play area</li> <li>➤ Yoga Room</li> <li>➤ Club House</li> </ul>			
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot No. 22 + 23, Sector 8
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	Sector 8, Village - Sanpada
	d) Ward / Taluka	:	Taluka - Thane
	e) Mandal / District	:	District - Thane
7.	Postal address of the property	:	<b>"Tricity Montview"</b> , Proposed Residential Cum Commercial Building On Plot No. 22 + 23, Sector 8, Village - Sanpada, Sanpada Road, Navi Mumbai, Taluka & Dist - Thane, PIN Code – 400 705, State - Maharashtra, Country - India
8.	City / Town	:	Navi Mumbai, Sanpada
	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	:	Navi Mumbai Municipal Corporation, Village - Sanpada
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</b>	<b>As per Documents</b>	<b>As per MAHARERA</b>
			<b>As per Site</b>

	of the property			
	North	Proposed 15.00 Mtr. Wide Road	Proposed 15.00 Mtr. Wide Road	Sanpada Sta Road
	South	Plot No. 20 + 21	Plot No. 20 + 21	Open Plot & Sanpada Road
	East	Plot No. 24	Plot No. 24	24 East Malhar Under Construction Road
	West	Proposed 15.00 Mtr. Wide Road	Proposed 15.00 Mtr. Wide Road	Road & Suyog Samuh 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°03'40.1"N 73°00'31.7"E	
14.	Extent of the site		: Plot area - 3000.28 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 - 3000.28 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	
II	<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 Approved Plan No. NRV / A - 20211 CNMMC18119 / 674 dated 07.03.2022 issued by Assistant Director of Town Planning Navi Mumbai Municipal Corporation (Number of Copies - Eight Seventeen - Sheet No. 1/8 to 8/8) <b>Approved upto:</b>	
			Project	Number of Floors
			Trinity Montview	Ground (part) + Stilt (part) + 1 <sup>st</sup> to 3 <sup>rd</sup> Floors (Podiums) + 4 <sup>th</sup> Floor (Part



				<b>Residential / Part Podium / Fitness Centre) + 5<sup>th</sup> to 11<sup>th</sup> Upper Floors.</b>					
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.	:	15.00 Mtr. Wide 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 (R)						
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 - 3000.28 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)	:	₹ 1,23,200.00 per Sq. M. for Residential ₹ 48,400.00 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>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>3000.28</td> <td>48400</td> <td>14,52,13,552.00</td> </tr> </tbody> </table>	Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	3000.28	48400	14,52,13,552.00
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)							
3000.28	48400	14,52,13,552.00							
<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 Montview</b>		Proposed Ground (part) + Stilt (part) + 1 <sup>st</sup> to 3 <sup>rd</sup> Floors (Podiums) + 4 <sup>th</sup> Floor (Part Residential / Part Podium / Fitness Centre) + 5 <sup>th</sup> to 25 <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 3<sup>rd</sup> Floors (Podiums) + 4<sup>th</sup> Floor (Part Residential / Part Podium /</b>						



		<b>Fitness Centre) + 5<sup>th</sup> to 11<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 Approved Plan No. NRV / A - 20211 CNMMC18119 / 674 dated 07.03.2022 issued by Assistant Director of Town Planning Navi Mumbai Municipal Corporation (Number of Copies - Eight Seventeen - Sheet No. 1/8 to 8/8)				
h)	Approved map / plan issuing authority	:	<p><b>Approved upto:</b></p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Tricity Montview</td> <td>Ground (part) + Stilt (part) + 1<sup>st</sup> to 3<sup>rd</sup> Floors (Podiums) + 4<sup>th</sup> Floor (Part Residential / Part Podium / Fitness Centre) + 5<sup>th</sup> to 11<sup>th</sup> Upper Floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Tricity Montview	Ground (part) + Stilt (part) + 1 <sup>st</sup> to 3 <sup>rd</sup> Floors (Podiums) + 4 <sup>th</sup> Floor (Part Residential / Part Podium / Fitness Centre) + 5 <sup>th</sup> to 11 <sup>th</sup> Upper Floors.
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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:****1. As per Approved Plan**

Proposed as per site information		As per Approved Plan
<b>Project</b>	<b>Number of Floors</b>	Copy of Approved Plan No. NRV / A - 20211 CNMMC18119 / 674 dated 07.03.2022 issued by Assistant Director of Town Planning Navi Mumbai Municipal Corporation.  <b>Approval upto:</b>
Tricity Montview	Proposed Ground (part) + Stilt (part) + 1 <sup>st</sup> to 3 <sup>rd</sup> Floors (Podiums) + 4 <sup>th</sup> Floor (Part Residential / Part Podium / Fitness Centre) + 5 <sup>th</sup> to 25 <sup>th</sup> Upper Floors.	
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**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. Assistant Director of Town Planning Navi Mumbai Municipal Corporation we have given the separate valuation of approved and proposed construction given by Builder only.**

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

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	As per Builder Other Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
1	402	4	2 BHK	643	264	907	998	19500	1,76,86,500.00	1,91,01,420.00	40000
2	403	4	2 BHK	637	270	907	998	19500	1,76,86,500.00	1,91,01,420.00	40000
3	404	4	3 BHK	912	518	1430	1573	19500	2,78,85,000.00	3,01,15,800.00	62500
4	501	5	2 BHK	606	33	639	703	19550	1,24,92,450.00	1,34,91,846.00	28000
5	502	5	2 BHK	643	59	702	772	19550	1,37,24,100.00	1,48,22,028.00	31000
6	503	5	2 BHK	645	56	701	771	19550	1,37,04,550.00	1,48,00,914.00	31000
7	504	5	3 BHK	912	45	957	1053	19550	1,87,09,350.00	2,02,06,098.00	42000
8	505	5	2 BHK	638	214	852	937	19550	1,66,56,600.00	1,79,89,128.00	37500
9	506	5	3 BHK	903	169	1072	1179	19550	2,09,57,600.00	2,26,34,208.00	47000
10	507	5	2 BHK	644	33	677	745	19550	1,32,35,350.00	1,42,94,178.00	30000

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	As per Builder Other Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
11	601	6	2 BHK	606	33	639	703	19600	1,25,24,400.00	1,35,26,352.00	28000
12	602	6	2 BHK	643	59	702	772	19600	1,37,59,200.00	1,48,59,936.00	31000
13	603	6	2 BHK	645	56	701	771	19600	1,37,39,600.00	1,48,38,768.00	31000
14	604	6	3 BHK	912	45	957	1053	19600	1,87,57,200.00	2,02,57,776.00	42000
15	605	6	1 BHK	560	0	560	616	19600	1,09,76,000.00	1,18,54,080.00	24500
16	606	6	3 BHK	903	34	937	1031	19600	1,83,65,200.00	1,98,34,416.00	41500
17	607	6	2 BHK	644	33	677	745	19600	1,32,69,200.00	1,43,30,736.00	30000
18	701	7	2 BHK	606	33	639	703	19650	1,25,56,350.00	1,35,60,858.00	28500
19	702	7	2 BHK	643	59	702	772	19650	1,37,94,300.00	1,48,97,844.00	31000
20	703	7	2 BHK	645	56	701	771	19650	1,37,74,650.00	1,48,76,622.00	31000
21	704	7	3 BHK	912	45	957	1053	19650	1,88,05,050.00	2,03,09,454.00	42500
22	705	7	2 BHK	638	71	709	780	19650	1,39,31,850.00	1,50,46,398.00	31500
23	706	7	3 BHK	903	34	937	1031	19650	1,84,12,050.00	1,98,85,014.00	41500
24	707	7	2 BHK	644	33	677	745	19650	1,33,03,050.00	1,43,67,294.00	30000
25	801	8	2 BHK	606	33	639	703	19700	1,25,88,300.00	1,35,95,364.00	28500
26	802	8	2 BHK	643	59	702	772	19700	1,38,29,400.00	1,49,35,752.00	31000
27	803	8	2 BHK	645	56	701	771	19700	1,38,09,700.00	1,49,14,476.00	31000
28	804	8	3 BHK	912	45	957	1053	19700	1,88,52,900.00	2,03,61,132.00	42500
29	805	8	2 BHK	638	71	709	780	19700	1,39,67,300.00	1,50,84,684.00	31500
30	806	8	3 BHK	903	34	937	1031	19700	1,84,58,900.00	1,99,35,612.00	41500
31	807	8	2 BHK	644	33	677	745	19700	1,33,36,900.00	1,44,03,852.00	30000
32	901	9	2 BHK	606	33	639	703	19750	1,26,20,250.00	1,36,29,870.00	28500
33	902	9	2 BHK	643	59	702	772	19750	1,38,64,500.00	1,49,73,660.00	31000
34	903	9	2 BHK	645	56	701	771	19750	1,38,44,750.00	1,49,52,330.00	31000
35	904	9	3 BHK	912	45	957	1053	19750	1,89,00,750.00	2,04,12,810.00	42500
36	905	9	2 BHK	638	71	709	780	19750	1,40,02,750.00	1,51,22,970.00	31500
37	906	9	3 BHK	903	34	937	1031	19750	1,85,05,750.00	1,99,86,210.00	41500
38	907	9	2 BHK	644	33	677	745	19750	1,33,70,750.00	1,44,40,410.00	30000
39	1001	10	2 BHK	606	33	639	703	19800	1,26,52,200.00	1,36,64,376.00	28500
40	1002	10	2 BHK	643	59	702	772	19800	1,38,99,600.00	1,50,11,568.00	31500
41	1003	10	2 BHK	645	56	701	771	19800	1,38,79,800.00	1,49,90,184.00	31000
42	1004	10	3 BHK	912	45	957	1053	19800	1,89,48,600.00	2,04,64,488.00	42500
43	1005	10	2 BHK	638	71	709	780	19800	1,40,38,200.00	1,51,61,256.00	31500
44	1006	10	3 BHK	903	34	937	1031	19800	1,85,52,600.00	2,00,36,808.00	41500
45	1007	10	2 BHK	644	33	677	745	19800	1,34,04,600.00	1,44,76,968.00	30000

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	As per Builder Other Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
46	1101	11	2 BHK	606	33	639	703	19850	1,26,84,150.00	1,36,98,882.00	28500
47	1102	11	2 BHK	643	59	702	772	19850	1,39,34,700.00	1,50,49,476.00	31500
48	1103	11	2 BHK	645	56	701	771	19850	1,39,14,850.00	1,50,28,038.00	31500
49	1104	11	3 BHK	912	45	957	1053	19850	1,89,96,450.00	2,05,16,166.00	42500
50	1105	11	1 BHK	560	0	560	616	19850	1,11,16,000.00	1,20,05,280.00	25000
51	1106	11	3 BHK	903	34	937	1031	19850	1,85,99,450.00	2,00,87,406.00	42000
52	1107	11	2 BHK	644	33	677	745	19850	1,34,38,450.00	1,45,13,526.00	30000
<b>Total</b>				<b>36973</b>	<b>3505</b>	<b>40478</b>	<b>44526</b>		<b>79,67,18,650.00</b>	<b>86,04,56,142.00</b>	

**b) Tricity Montview (Proposed Inventory):**

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Carpet Area in Sq. ft.	As per Builder Other Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
53	1201	12	2 BHK	606	33	639	703	19900	1,27,16,100.00	1,37,33,388.00	28500
54	1202	12	2 BHK	643	59	702	772	19900	1,39,69,800.00	1,50,87,384.00	31500
55	1203	12	2 BHK	645	56	701	771	19900	1,39,49,900.00	1,50,65,892.00	31500
56	1204	12	3 BHK	912	45	957	1053	19900	1,90,44,300.00	2,05,67,844.00	43000
57	1205	12	2 BHK	638	71	709	780	19900	1,41,09,100.00	1,52,37,828.00	31500
58	1206	12	3 BHK	903	34	937	1031	19900	1,86,46,300.00	2,01,38,004.00	42000
59	1207	12	2 BHK	644	33	677	745	19900	1,34,72,300.00	1,45,50,084.00	30500
60	1301	13	2 BHK	606	33	639	703	19950	1,27,48,050.00	1,37,67,894.00	28500
61	1302	13	2 BHK	643	59	702	772	19950	1,40,04,900.00	1,51,25,292.00	31500
62	1303	13	2 BHK	645	56	701	771	19950	1,39,84,950.00	1,51,03,746.00	31500
63	1304	13	3 BHK	912	45	957	1053	19950	1,90,92,150.00	2,06,19,522.00	43000
64	1305	13	2 BHK	638	71	709	780	19950	1,41,44,550.00	1,52,76,114.00	32000
65	1306	13	3 BHK	903	34	937	1031	19950	1,86,93,150.00	2,01,88,602.00	42000
66	1307	13	2 BHK	644	33	677	745	19950	1,35,06,150.00	1,45,86,642.00	30500
67	1401	14	2 BHK	606	33	639	703	20000	1,27,80,000.00	1,38,02,400.00	29000
68	1402	14	2 BHK	643	59	702	772	20000	1,40,40,000.00	1,51,63,200.00	31500
69	1403	14	2 BHK	645	56	701	771	20000	1,40,20,000.00	1,51,41,600.00	31500
70	1404	14	3 BHK	912	45	957	1053	20000	1,91,40,000.00	2,06,71,200.00	43000
71	1405	14	2 BHK	638	71	709	780	20000	1,41,80,000.00	1,53,14,400.00	32000
72	1406	14	3 BHK	903	34	937	1031	20000	1,87,40,000.00	2,02,39,200.00	42000
73	1407	14	2 BHK	644	33	677	745	20000	1,35,40,000.00	1,46,23,200.00	30500
74	1501	15	2 BHK	606	33	639	703	20050	1,28,11,950.00	1,38,36,906.00	29000

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Carpet Area in Sq. ft.	As per Builder Other Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
75	1502	15	2 BHK	643	59	702	772	20050	1,40,75,100.00	1,52,01,108.00	31500
76	1503	15	2 BHK	645	56	701	771	20050	1,40,55,050.00	1,51,79,454.00	31500
77	1504	15	3 BHK	912	45	957	1053	20050	1,91,87,850.00	2,07,22,878.00	43000
78	1505	15	2 BHK	638	71	709	780	20050	1,42,15,450.00	1,53,52,686.00	32000
79	1506	15	3 BHK	903	34	937	1031	20050	1,87,86,850.00	2,02,89,798.00	42500
80	1507	15	2 BHK	644	33	677	745	20050	1,35,73,850.00	1,46,59,758.00	30500
81	1601	16	2 BHK	606	33	639	703	20100	1,28,43,900.00	1,38,71,412.00	29000
82	1602	16	2 BHK	643	59	702	772	20100	1,41,10,200.00	1,52,39,016.00	31500
83	1603	16	2 BHK	645	56	701	771	20100	1,40,90,100.00	1,52,17,308.00	31500
84	1604	16	3 BHK	912	45	957	1053	20100	1,92,35,700.00	2,07,74,556.00	43500
85	1605	16	1 BHK	560	0	560	616	20100	1,12,56,000.00	1,21,56,480.00	25500
86	1606	16	3 BHK	903	34	937	1031	20100	1,88,33,700.00	2,03,40,396.00	42500
87	1607	16	2 BHK	644	33	677	745	20100	1,36,07,700.00	1,46,96,316.00	30500
88	1701	17	2 BHK	606	33	639	703	20150	1,28,75,850.00	1,39,05,918.00	29000
89	1702	17	2 BHK	643	59	702	772	20150	1,41,45,300.00	1,52,76,924.00	32000
90	1703	17	2 BHK	645	56	701	771	20150	1,41,25,150.00	1,52,55,162.00	32000
91	1704	17	3 BHK	912	45	957	1053	20150	1,92,83,550.00	2,08,26,234.00	43500
92	1705	17	2 BHK	638	71	709	780	20150	1,42,86,350.00	1,54,29,258.00	32000
93	1706	17	3 BHK	903	34	937	1031	20150	1,88,80,550.00	2,03,90,994.00	42500
94	1707	17	2 BHK	644	33	677	745	20150	1,36,41,550.00	1,47,32,874.00	30500
95	1801	18	2 BHK	606	33	639	703	20200	1,29,07,800.00	1,39,40,424.00	29000
96	1802	18	2 BHK	643	59	702	772	20200	1,41,80,400.00	1,53,14,832.00	32000
97	1803	18	2 BHK	645	56	701	771	20200	1,41,60,200.00	1,52,93,016.00	32000
98	1804	18	3 BHK	912	45	957	1053	20200	1,93,31,400.00	2,08,77,912.00	43500
99	1805	18	2 BHK	638	71	709	780	20200	1,43,21,800.00	1,54,67,544.00	32000
100	1806	18	3 BHK	903	34	937	1031	20200	1,89,27,400.00	2,04,41,592.00	42500
101	1807	18	2 BHK	644	33	677	745	20200	1,36,75,400.00	1,47,69,432.00	31000
102	1901	19	2 BHK	606	33	639	703	20250	1,29,39,750.00	1,39,74,930.00	29000
103	1902	19	2 BHK	643	59	702	772	20250	1,42,15,500.00	1,53,52,740.00	32000
104	1903	19	2 BHK	645	56	701	771	20250	1,41,95,250.00	1,53,30,870.00	32000
105	1904	19	3 BHK	912	45	957	1053	20250	1,93,79,250.00	2,09,29,590.00	43500
106	1905	19	2 BHK	638	71	709	780	20250	1,43,57,250.00	1,55,05,830.00	32500
107	1906	19	3 BHK	903	34	937	1031	20250	1,89,74,250.00	2,04,92,190.00	42500
108	1907	19	2 BHK	644	33	677	745	20250	1,37,09,250.00	1,48,05,990.00	31000
109	2001	20	2 BHK	606	33	639	703	20300	1,29,71,700.00	1,40,09,436.00	29000



Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Carpet Area in Sq. ft.	As per Builder Other Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
110	2002	20	2 BHK	643	59	702	772	20300	1,42,50,600.00	1,53,90,648.00	32000
111	2003	20	2 BHK	645	56	701	771	20300	1,42,30,300.00	1,53,68,724.00	32000
112	2004	20	3 BHK	912	45	957	1053	20300	1,94,27,100.00	2,09,81,268.00	43500
113	2005	20	2 BHK	638	71	709	780	20300	1,43,92,700.00	1,55,44,116.00	32500
114	2006	20	3 BHK	903	34	937	1031	20300	1,90,21,100.00	2,05,42,788.00	43000
115	2007	20	2 BHK	644	33	677	745	20300	1,37,43,100.00	1,48,42,548.00	31000
116	2101	21	2 BHK	606	33	639	703	20350	1,30,03,650.00	1,40,43,942.00	29500
117	2102	21	2 BHK	643	59	702	772	20350	1,42,85,700.00	1,54,28,556.00	32000
118	2103	21	2 BHK	645	56	701	771	20350	1,42,65,350.00	1,54,06,578.00	32000
119	2104	21	3 BHK	912	45	957	1053	20350	1,94,74,950.00	2,10,32,946.00	44000
120	2105	21	1 BHK	560	0	560	616	20350	1,13,96,000.00	1,23,07,680.00	25500
121	2106	21	3 BHK	903	34	937	1031	20350	1,90,67,950.00	2,05,93,386.00	43000
122	2107	21	2 BHK	644	33	677	745	20350	1,37,76,950.00	1,48,79,106.00	31000
123	2201	22	2 BHK	606	33	639	703	20400	1,30,35,600.00	1,40,78,448.00	29500
124	2202	22	2 BHK	643	59	702	772	20400	1,43,20,800.00	1,54,66,464.00	32000
125	2203	22	2 BHK	645	56	701	771	20400	1,43,00,400.00	1,54,44,432.00	32000
126	2204	22	3 BHK	912	45	957	1053	20400	1,95,22,800.00	2,10,84,624.00	44000
127	2205	22	2 BHK	638	71	709	780	20400	1,44,63,600.00	1,56,20,688.00	32500
128	2206	22	3 BHK	903	34	937	1031	20400	1,91,14,800.00	2,06,43,984.00	43000
129	2207	22	2 BHK	644	33	677	745	20400	1,38,10,800.00	1,49,15,664.00	31000
130	2301	23	2 BHK	606	33	639	703	20450	1,30,67,550.00	1,41,12,954.00	29500
131	2302	23	2 BHK	643	59	702	772	20450	1,43,55,900.00	1,55,04,372.00	32500
132	2303	23	2 BHK	645	56	701	771	20450	1,43,35,450.00	1,54,82,286.00	32500
133	2304	23	3 BHK	912	45	957	1053	20450	1,95,70,650.00	2,11,36,302.00	44000
134	2305	23	2 BHK	638	71	709	780	20450	1,44,99,050.00	1,56,58,974.00	32500
135	2306	23	3 BHK	903	34	937	1031	20450	1,91,61,650.00	2,06,94,582.00	43000
136	2307	23	2 BHK	644	33	677	745	20450	1,38,44,650.00	1,49,52,222.00	31000
137	2401	24	2 BHK	606	33	639	703	20500	1,30,99,500.00	1,41,47,460.00	29500
138	2402	24	2 BHK	643	59	702	772	20500	1,43,91,000.00	1,55,42,280.00	32500
139	2403	24	2 BHK	645	56	701	771	20500	1,43,70,500.00	1,55,20,140.00	32500
140	2404	24	3 BHK	912	45	957	1053	20500	1,96,18,500.00	2,11,87,980.00	44000
141	2405	24	2 BHK	638	71	709	780	20500	1,45,34,500.00	1,56,97,260.00	32500
142	2406	24	3 BHK	903	34	937	1031	20500	1,92,08,500.00	2,07,45,180.00	43000
143	2407	24	2 BHK	644	33	677	745	20500	1,38,78,500.00	1,49,88,780.00	31000
144	2501	25	2 BHK	606	33	639	703	20550	1,31,31,450.00	1,41,81,966.00	29500

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Carpet Area in Sq. ft.	As per Builder Other Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
145	2502	25	2 BHK	643	59	702	772	20550	1,44,26,100.00	1,55,80,188.00	32500
146	2503	25	2 BHK	645	56	701	771	20550	1,44,05,550.00	1,55,57,994.00	32500
147	2504	25	3 BHK	912	45	957	1053	20550	1,96,66,350.00	2,12,39,658.00	44000
148	2505	25	2 BHK	638	71	709	780	20550	1,45,69,950.00	1,57,35,546.00	33000
149	2506	25	3 BHK	903	34	937	1031	20550	1,92,55,350.00	2,07,95,778.00	43500
150	2507	25	2 BHK	644	33	677	745	20550	1,39,12,350.00	1,50,25,338.00	31500
<b>Total</b>				<b>69718</b>	<b>4492</b>	<b>74210</b>	<b>81631</b>		<b>1,50,08,97,250.00</b>	<b>1,62,09,69,030.00</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 ₹
Approved	1 BHK - 02 2 BHK - 35 3 BHK - 15	52	40478	44526	79,67,18,650.00	86,04,56,142.00
Proposed	1 BHK - 02 2 BHK - 68 3 BHK - 28	98	74210	81631	1,50,08,97,250.00	1,62,09,69,030.00
<b>Total</b>		<b>150</b>	<b>114688</b>	<b>126157</b>	<b>2,29,76,15,900.00</b>	<b>2,48,14,25,172.00</b>

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	2,29,76,15,900.00
Final Realizable Value After Completion in ₹	2,48,14,25,172.00
Cost of Construction (Total Built up area x Rate) 126157 Sq. Ft. x ₹ 2800.00	35,32,39,600.00

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 Montview	11	126157	35,32,39,600.00	3,88,56,356.00

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>₹ 2,29,76,15,900.00</b>
<b>Final Realizable Value After Completion in ₹</b>		<b>₹ 2,48,14,25,172.00</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 ₹ 18,500.00 to ₹ 21,000.00 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 commercial and residential application in the locality etc. We estimate ₹ 19,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

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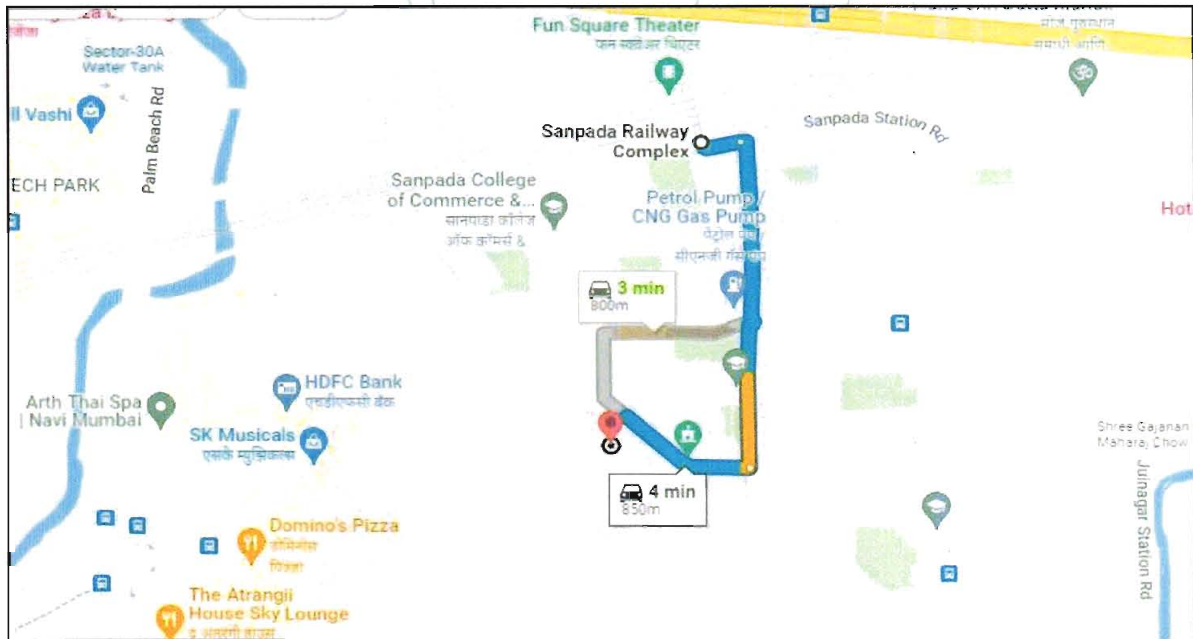
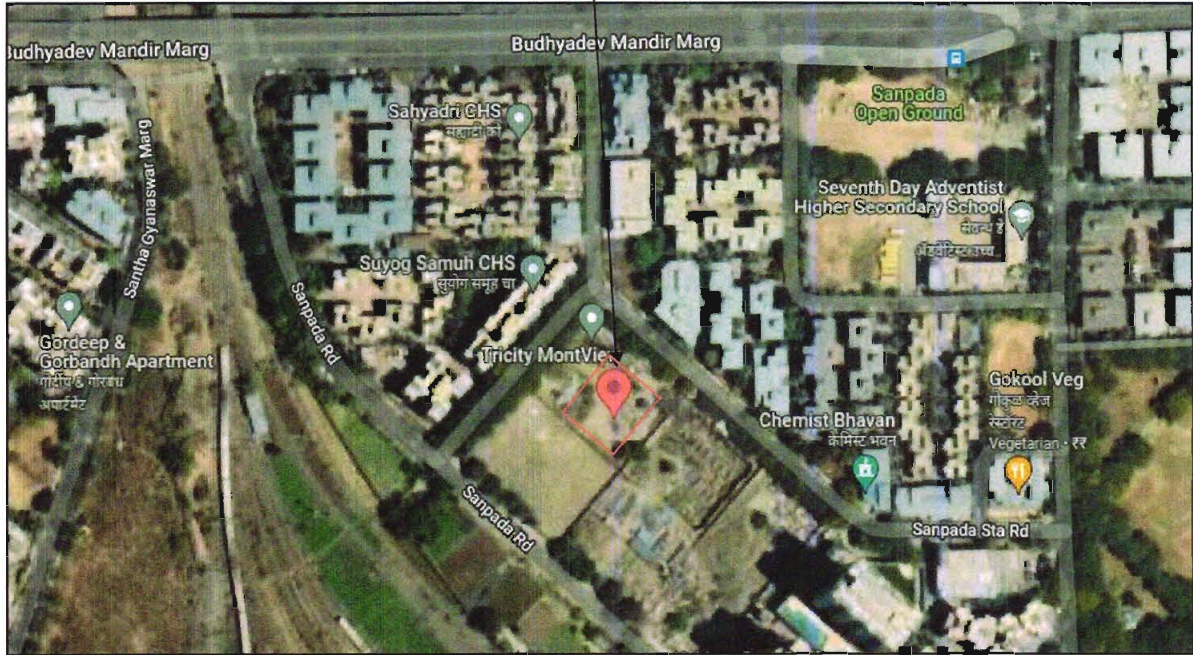


## Actual Site Photographs



## Route Map of the property


Site u/r



**Latitude Longitude: 19°03'40.1"N 73°00'31.7"E**

**Note:** The Blue line shows the route to site from nearest Railway Station (Sanpada– 850 Mtr.)

## 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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*Annual Statement of Rates*

Year: 20222023

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: गावाचे नाव : सानपाडा

Search By:  Survey No  Location

Enter Survey No: 8

Language: English

उपविभाग	खुली जमीन	निवासी सव्निका	नोंदणीय	मुकाते	नोंदणीय	एफए (Rs./)	Attribute
25 /240-सानपाडा नोंड सेक्टर क्र. 8	48400	123200	138400	154000	138400	ची. मीटर	प्लॉट नंबर

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### Sales Instance nearby

1765075 01-11-2022 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दस्तावेज क्रमांक : सह दु.नि. ठाणे 3 दस्तावेज क्रमांक : 17650/2022 मोदणी : Regn:63m
<b>गावाचे नाव : सानपाडा</b>		
(1)सिलेकाचा प्रकार	करारनामा	
(2)साबदला	7535000	
(3) बाजारभावां(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	5796350.56	
(4) भू-मापन,घाटहिरसा व घण्टासाक(असल्यास)	1) पाविकेचे नाव नवी मुंबई मनपाइतर वर्णन , इतर माहिती: फ्लॉट नंबर2008,20 वा मजला,चिडिंग नंबर 2,गुडविल युनिटी प्लॉट नंबर 12,सेक्टर 8,सानपाडा,नवी मुंबई . क्षेत्रफळ 36.84 चौ मी कार्पेट रेरा घमाणे+1 कटहई कार पाकिंग( ( Plot Number : 12 ; SECTOR NUMBER : 8 ; ) )	
(5) क्षेत्रफळ	36.84 चौ मीटर	
(6)आकारणी किंवा जुळे देण्यात आलेय तेव्हा.		
(7) दस्तऐवज करून देणा-या विवून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा सुकुमनामा किंवा अर्देअ असल्यास,प्रतिबादिचे नाव व पत्ता.	1): नाव -जे मुकुंभिक कन्स्ट्रक्शन्स लॉई भागीदार राववीर राकडावाला लॉई कु मु वैशाली गुरव -- बच-51 घन्सा-फ्लॉट नं. - ,साक नं. - ,इमारतीचे नंबर- मुकुंभिक एन्क्लेव्हनरी , 8 वा मजला, फ्लॉट नंबर 2 , सेक्टर 17, वारी, नवी मुंबई, व्हॉक नं. - , गज नं. - , प्रहारान्ट, ठाणे. पिन कोड-400703 वॉल नं.-AARFG4458R.	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा सुकुमनामा किंवा अर्देअ असल्यास,प्रतिबादिचे नाव व पत्ता.	1): नाव -जोहन रा सिंह -- बच-34, घन्सा-फ्लॉट नं. - ,साक नं. - ,इमारतीचे नंबर- चिडिंग नं-नं:5, फ्लॉट नं 7, लक मजला, एम पी विल नं-पाकेज, नव प्रहारान्ट नगर ताबडेल तुळसीवाडी,मुंबई , व्हॉक नं. - , गज नं. - , प्रहारान्ट, मुंबई. पिन कोड-400034 वॉल नं.-BOIPD0411Q	
(9) दस्तऐवज करून दिल्याचा दिनांक	04/10/2022	
(10)दस्त नोंदणी करण्याचा दिनांक	04/10/2022	
(11)अनुक्रमिक,संज्ञ व पृष्ठ	17650/2022	
(12)बाजारभावापमाणी मुद्रांक शुल्क	376800	
(13)बाजारभावापमाणी नोंदणी शुल्क	30000	

1455375 31/10/2022 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दस्तावेज क्रमांक : सह दु.नि. ठाणे 3 दस्तावेज क्रमांक : 14553/2022 मोदणी : Regn:63m
<b>गावाचे नाव : सानपाडा</b>		
(1)सिलेकाचा प्रकार	करारनामा	
(2)साबदला	20547250	
(3) बाजारभावां(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	15077386.016	
(4) भू-मापन,घाटहिरसा व घण्टासाक(असल्यास)	1) पाविकेचे नाव:नवी मुंबई मनपाइतर वर्णन , इतर माहिती: फ्लॉट नंबर नंबर 804,8 वा मजला,कामधेनु वाग,फ्लॉट नंबर 20/21,सेक्टर08,सानपाडा नवी मुंबई क्षेत्रफळ 91.096 चौ मी कार्पेट,एएकूण एन्क्लेव्हरी एरिया 9.705 चौ मी +2कटहई कार पाकिंग ,इतर माहिती: दस्तान नमूद करणा घमाणे( ( Plot Number : 20/21 ; SECTOR NUMBER : 08 ; ) )	
(5) क्षेत्रफळ	91.096 चौ.मीटर	
(6)आकारणी किंवा जुळे देण्यात आलेय तेव्हा.		
(7) दस्तऐवज करून देणा-या विवून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा सुकुमनामा किंवा अर्देअ असल्यास,प्रतिबादिचे नाव व पत्ता.	1): नाव -बनमधेनु साईकम्पेसीस लॉई भागीदार सुविंदर अमलनाथ अंबोळकर बांधे कु मु वैशाली गुरव -- बच-51 घन्सा-फ्लॉट नं. - ,साक नं. - ,इमारतीचे नंबर- अफिस नं 1803 /04 /05 /06,सेक्टर वॉसेटोर,फ्लॉट नं 5,सेक्टर 19,सानपाडा ,नवी मुंबई, व्हॉक नं. - , गज नं. - , प्रहारान्ट, ठाणे. पिन कोड-400705 वॉल नं.-AASEFK0883F 2): नाव -बनमधेनु साईकम्पेसीस लॉई भागीदार दिनेश राजमदन वंडेकरबाब बांधे कु मु वैशाली गुरव -- बच-51 घन्सा-फ्लॉट नं. - ,साक नं. - ,इमारतीचे नंबर- अफिस नं 1803 /04 /05 /06,सेक्टर वॉसेटोर,फ्लॉट नं 5,सेक्टर 19,सानपाडा ,नवी मुंबई, व्हॉक नं. - , गज नं. - , प्रहारान्ट, ठाणे. पिन कोड-400705 वॉल नं.-AASEFK0883F	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा सुकुमनामा किंवा अर्देअ असल्यास,प्रतिबादिचे नाव व पत्ता.	1): नाव -सुविंद अर्दे देसाई -- बच-54, घन्सा-फ्लॉट नं. - ,साक नं. - ,इमारतीचे नंबर- न-15/1/2,मुकुंभिका मी एच एम, एच वी घट्टार कन्वर्षा मल्ल, सेक्टर 8,सानपाडा नवी मुंबई , व्हॉक नं. - , गज नं. - , प्रहारान्ट, ठाणे. पिन कोड-400706 वॉल नं.-ABIPD3529G 2): नाव -अर्दिनी गुरदे देसाई -- बच-55, घन्सा-फ्लॉट नं. - ,साक नं. - ,इमारतीचे नंबर- न-15/1/2,मुकुंभिका मी एच एम, एच वी घट्टार कन्वर्षा मल्ल, सेक्टर 8,सानपाडा नवी मुंबई , अर्दिनी , व्हॉक नं. - , गज नं. - , प्रहारान्ट, ठाणे. पिन कोड-400705 वॉल नं.-AEFPD8766D	
(9) दस्तऐवज करून दिल्याचा दिनांक	12/08/2022	
(10)दस्त नोंदणी करण्याचा दिनांक	12/08/2022	
(11)अनुक्रमिक,संज्ञ व पृष्ठ	14553/2022	
(12)बाजारभावापमाणी मुद्रांक शुल्क	1232990	
(13)बाजारभावापमाणी नोंदणी शुल्क	30000	



**Sales Instance nearby**

1541375 31/10/2022 Note:-Generated Through eSearch Module.For original report please contact concern SRO office		सूची क्र.2	दृश्यन क्रि.सं.क: सह दु.नि. ठाणे 3 दस्ता क्रमांक: 15413/2022 मंडणी: Regn.03m
<b>गावाचे नाव : सानपाडा</b>			
(1)सिलेकाचा प्रकार	करारनामा		
(2)सौबद्धता	18139500		
(3) बाजारभावा/भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	14323734.656		
(4) मू.भावन,पॉटॅन्सिअ व धरकमांक(असल्यास)	1) पालिकेचे नाव,नवी मुंबई मनपाइतर वर्णन : इतर माहिती: प्लॉट नंबर 901.9 वा मजला,कानधेनु वोग,प्लॉट नं.20,21,सेक्टर 8,सानपाडा,नवी मुंबई,क्षेत्रफळ 91.096 चौ मी कार्पेट + एकूण ऑसिलेरी एरिया 9.705चौ मी -2कव्हाटे कार्पेटिंग, इतर माहिती दस्तात नमूद केल्या पत्राणी( ( Plot Number : 20/21 ; SECTOR NUMBER : 8 ; ) )		
(5) क्षेत्रफळ	91.096 चौ मीटर		
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा			
(7) दस्तऐवज करून देणा-या विद्वान ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयचा नुकसनास किंवा आदेश असल्यास,पतिवादिचे नाव व पत्ता	1) नाव-वसुधादेव साईफण्डीकर तर्फे भागीदार सुविंदर अंतर्गत सबलेक यांचे कु मु वैशाळी गुरुव - - वय-51 पत्ता-प्लॉट नं. - ,साळ नं. - ,इमारतीचे नाव- अकिंम नं 1603 / 04 / 06,कसर कॉलोनी,प्लॉट नं 5,सेक्टर 19,सानपाडा,नवी मुंबई , ब्लॉक नं. - , गट नं. - ,सहारापट्ट, ठाणे पिन कोड-400705 पॅन नं.-AASF0883F 2) नाव-वसुधादेव साईफण्डीकर तर्फे भागीदारदिनेश रामरतन खंडेकरवाच यांचे कु मु वैशाळी गुरुव - - वय-51 पत्ता-प्लॉट नं. - ,साळ नं. - ,इमारतीचे नाव- वसुधादेव साईफण्डीकर तर्फे भागीदारदिनेश रामरतन खंडेकरवाच यांचे कु मु वैशाळी गुरुव , ब्लॉक नं. - , गट नं. - ,सहारापट्ट, ठाणे पिन कोड-400705 पॅन नं.-AASF0883F		
(8)दस्तऐवज करून देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयचा नुकसनास किंवा आदेश असल्यास,पतिवादिचे नाव व पत्ता	1) नाव-अनन प्रदीप तुंगटे - - वय-27, पत्ता-प्लॉट नं. - ,साळ नं. - ,इमारतीचे नाव- सी 1101,सेक्टर टॉवर 2,सेक्टर 8,उत्तरे नवी मुंबई , ब्लॉक नं. - , गट नं. - ,सहारापट्ट, राईगर(ॅ). पिन कोड-410206 पॅन नं.-ABPT1433A 2) नाव-सराज प्रदीप तुंगटे - - वय-63, पत्ता-प्लॉट नं. - ,साळ नं. - ,इमारतीचे नाव- सी 1101,सेक्टर टॉवर 2,सेक्टर 8,उत्तरे नवी मुंबई , ब्लॉक नं. - , गट नं. - ,सहारापट्ट, राईगर(ॅ). पिन कोड-410206 पॅन नं.-ADCP14687P 3) नाव-प्रदीप कुमार तुंगटे - - वय-54, पत्ता-प्लॉट नं. - ,साळ नं. - ,इमारतीचे नाव- सी 1101,सेक्टर टॉवर 2,सेक्टर 8,उत्तरे नवी मुंबई , ब्लॉक नं. - , गट नं. - ,सहारापट्ट, राईगर(ॅ). पिन कोड-410206 पॅन नं.-ABMP16699P		
(9) दस्तऐवज करून दिल्याचा दिनांक	29/08/2022		
(10)दस्ता मॉडणी केल्याचा दिनांक	29/08/2022		
(11)अनुक्रमिक,खंड व पृष्ठ	15413/2022		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1088400		
(13)बाजारभावाप्रमाणे मॉडणी शुल्क	30000		

55275 01-11-2022 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		सूची क्र.2	दृश्यन क्रि.सं.क: सह दु.नि. ठाणे 3 दस्ता क्रमांक : 552/2022 मंडणी: Regn.03m
<b>गावाचे नाव : सानपाडा</b>			
(1)सिलेकाचा प्रकार	करारनामा		
(2)सौबद्धता	14787210		
(3) बाजारभावा/भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	5468757.9518		
(4) मू.भावन,पॉटॅन्सिअ व धरकमांक(असल्यास)	1) पालिकेचे नाव,नवी मुंबई मनपाइतर वर्णन : इतर माहिती: प्लॉट नं 25/240,सदलिका नं -1304.13 वा मजला,सिप्रा बिल्डिंग,प्लॉट नं 16,सेक्टर 8,सानपाडा,नवी मुंबई,क्षेत्रफळ -45.242 चौ मीटर कारपेट( ( Plot Number : 16 ; ) )		
(5) क्षेत्रफळ	45.242 चौ मीटर		
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा			
(7) दस्तऐवज करून देणा-या विद्वान ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयचा नुकसनास किंवा आदेश असल्यास,पतिवादिचे नाव व पत्ता	1) नाव-से. साग दिवाळी तर्फे भागीदार अभिषेक गण वसुंधे यांचे कु मु इंदुगुण नगरीचे मंजुरे - - वय-42 पत्ता-प्लॉट नं. - ,साळ नं. - ,इमारतीचे नाव- , ब्लॉक नं. - , गट नं. सी 18, आशिया, प्लॉट नं 15, सेक्टर 17, वारी नवी मुंबई, सहारापट्ट, ठाणे. पिन कोड-400703 पॅन नं.-ADFF57625H		
(8)दस्तऐवज करून देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयचा नुकसनास किंवा आदेश असल्यास,पतिवादिचे नाव व पत्ता	1) नाव-बी सुधीर अर्जुन आहे - - वय-61, पत्ता-प्लॉट नं. - ,साळ नं. - ,इमारतीचे नाव- , ब्लॉक नं. - , गट नं. सी-2/5/1-3,अर्बाट हॉटेक जवळ,सेक्टर -3 वारी नवी मुंबई, सहारापट्ट, ठाणे. पिन कोड-400703 पॅन नं.-ABTPA4503H 2) नाव-श्रीमती इनामी सुधीर आहे - - वय-52, पत्ता-प्लॉट नं. - ,साळ नं. - ,इमारतीचे नाव- , ब्लॉक नं. - , गट नं. सी-2/5/1-3,अर्बाट हॉटेक जवळ,सेक्टर -2 वारी नवी मुंबई, - , ठाणे. पिन कोड-400703 पॅन नं.-ABPA2216N		
(9) दस्तऐवज करून दिल्याचा दिनांक	11/01/2022		
(10)दस्ता मॉडणी केल्याचा दिनांक	11/01/2022		
(11)अनुक्रमिक,खंड व पृष्ठ	552/2022		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	887300		
(13)बाजारभावाप्रमाणे मॉडणी शुल्क	30000		



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## Price Indicators

**HOUSING.COM** Buy in Navi Mumbai

Tricity / Navi Mumbai / Sarpada / Tricity Montview




**Tricity Montview**

By TRICITY REALTY LLP

Plot No. 22-23 Sector 8 Sarpada Navi Mumbai

₹1.3 Cr - 2.02 Cr | 20.41 K/sq ft  
EMI starts at 64.54 K

[Contact Sellers](#)

14 more

2-3 BHK Apartments Configurations

Dec. 2026 Possession Starts

20.41 K/sq ft Avg. Price

637.00 sq.ft. - 912.00 sq.ft. (Carpet Area) Sizes

**HOUSING.COM** Buy in Navi Mumbai

Tricity / Navi Mumbai / Sarpada / Apartment for Sale in Sarpada / 2 BHK Apartment

**2 BHK Apartment**


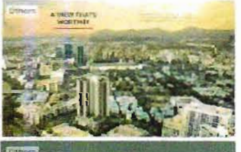

By TRICITY REALTY LLP

Tricity Montview Sector 9 Sarpada Navi Mumbai

₹1.3 Cr EMI starts at 64.54 K

[Contact Seller](#)

Free registration Know More

25 more

1158 sq.ft Build Up Area

11.23 K/sq.ft Avg. Price

2 BHK Configuration

1st Dec. 2026 Possession status

Middle of 25 floors

North facing Facing

Unfurnished Furnishing

**HOUSING.COM** Buy in Navi Mumbai

Tricity / Navi Mumbai / Sarpada / Apartment for Sale in Sarpada / 2 BHK Apartment

**2 BHK Apartment**




By TRICITY REALTY LLP

Tricity Montview Sector 9 Sarpada Navi Mumbai

₹1.27 Cr EMI starts at 65.05 K

[Contact Seller](#)

Zero brokerage Know More

17 more

1032 sq.ft Build Up Area

12.31 K/sq.ft Avg. Price

2 BHK Configuration

31st Dec. 2025 Possession status

Middle of 30 floors

Unfurnished Furnishing


## Price Indicators

**magicbricks** Buy Rent Sell Home Loans

Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Sanpada > 3 BHK Flats for Sale in Sanpada > 1553 Sq-ft

**1.86 Cr** [Get ₹ 55,800 cashback on Home Loan](#)

3 BHK 1553 Sq-ft Flat For Sale [Sanpada, Navi Mumbai](#)



3 Beds 3 Baths 1 Balcony Unfurnished


Carpet Area	Developer	Project
980 sqft = 18,960/sqft	<a href="#">Tricity Reality Pvt. Ltd.</a>	<a href="#">Tricity Montview</a>
Floor	Transaction Type	Status
8 (Out of 26 Floors)	New Property	Ready to Move
Facing	Furnished Status	Type Of Ownership

**magicbricks** Buy Rent Sell Home Loans

Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Sanpada > 3 BHK Flats for Sale in Sanpada > 1523 Sq-ft

**1.91 Cr** [Get ₹ 57,300 cashback on Home Loan](#)

3 BHK 1523 Sq-ft Flat For Sale [Sector 8 Sanpada, Navi Mumbai](#)



3 Beds 2 Baths 4 Balconies 1 Covered Parking


Carpet Area	Developer	Project
900 sqft = 21,222/sqft	<a href="#">Tricity Reality Pvt. Ltd.</a>	<a href="#">Tricity Montview</a>
Floor	Transaction Type	Additional Rooms
Upper Basement (Out of 24 Floors)	New Property	1 Store Room

**magicbricks** Buy Rent Sell Home Loans

Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Sanpada > 3 BHK Flats for Sale in Sanpada > 1523 Sq-ft

**1.88 Cr** [Get ₹ 56,400 cashback on Home Loan](#)

3 BHK 1523 Sq-ft Flat For Sale [Sector 8 Sanpada, Navi Mumbai](#)



3 Beds 2 Baths 1 Balcony 1 Covered Parking

Carpet Area	Developer	Project
900 sqft = 20,889/sqft	<a href="#">Tricity Reality Pvt. Ltd.</a>	<a href="#">Tricity Montview</a>
Floor	Transaction Type	Facing
Upper Basement (Out of 25 Floors)	New Property	North
Lifts	Furnished Status	Car Parking
4	Unfurnished	1 Covered

+5 Photos



## Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Sanpada > 3 BHK Flats for Sale in Sanpada > 1523 Sq-ft

**2.0 Cr** [Get ₹ 60,000 cashback on Home Loan](#)

3 BHK 1523 Sq-ft Flat For Sale [Sanpada, Navi Mumbai](#)

Photo not uploaded by advertiser

Request Photos

3 Beds
3 Baths
3 Balconies
1 Covered Parking
Service/Coop...
Visitor Parking

Carpet Area	Developer	Project	Floor
989 sqft ≈ 20,222/sqft	<a href="#">Tricity Reality Pvt. Ltd.</a>	<a href="#">Tricity Montview</a>	10 (Out of 25 Floors)

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Sanpada > 2 BHK Flats for Sale in Sanpada > 1032 Sq-ft

**1.40 Cr** [Get ₹ 42,000 cashback on Home Loan](#)

2 BHK 1032 Sq-ft Flat For Sale [Sanpada, Navi Mumbai](#)

Photo not uploaded by advertiser

2 Beds 2 Baths 2 Balconies 1 Covered Parking

Carpet Area	Developer	Project	
670 sqft ≈ 20,896/sqft	<a href="#">Tricity Reality Pvt. Ltd.</a>	<a href="#">Tricity Montview</a>	
Floor	Transaction Type	Facing	
7 (Out of 25 Floors)	New Property	East	

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Sanpada > 2 BHK Flats for Sale in Sanpada > 1080 Sq-ft

**1.32 Cr** [Get ₹ 39,600 cashback on Home Loan](#)

2 BHK 1050 Sq-ft Flat For Sale [Sanpada, Navi Mumbai](#)

2 Beds 2 Baths 1 Balcony Unfurnished

Carpet Area	Developer	Project	
685 sqft ≈ 19,270/sqft	<a href="#">Tricity Reality Pvt. Ltd.</a>	<a href="#">Tricity Montview</a>	
Floor	Transaction Type	Additional Rooms	
15 (Out of 26 Floors)	New Property	1 Store Rooms	
Facing	Furnished Status	Type Of Ownership	
East	Unfurnished	Co-operative Society	


## Price Indicators

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property for sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Sanpada > 2 BHK Flats for Sale in Sanpada > 1032 Sq-ft

**1.34 Cr** [Get ₹ 40,200 cashback on Home Loan](#)

2 BHK 1032 Sq-ft Flat For Sale [Sector 8 Sanpada, Navi Mumbai](#)



2 Beds
1 Bath
1 Balcony
1 Covered Parking


Carpet Area	Developer	Project
615 sqft ₹ 21,789/sqft	<a href="#">Tricity Reality Pvt. Ltd.</a>	<a href="#">Tricity Montview</a>
Floor	Transaction Type	Facing
Upper Basement (Out of 25 Floors)	New Property	North

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property for sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Sanpada > 2 BHK Flats for Sale in Sanpada > 1096 Sq-ft

**1.18 Cr** [Get ₹ 35,400 cashback on Home Loan](#)

2 BHK 1096 Sq-ft Flat For Sale [Sanpada, Navi Mumbai](#)



2 Beds
2 Baths
2 Balconies
1 Covered Parking

Carpet Area	Developer	Project
700 sqft ₹ 16,857/sqft	<a href="#">Tricity Reality Pvt. Ltd.</a>	<a href="#">Tricity Montview</a>
Floor	Transaction Type	Facing
18 (Out of 25 Floors)	New Property	East

**Tricity Montview** ☆
Request for a callback

Sanpada, Navi Mumbai

No Brokerage

**CONSTRUCTION STATUS**

**New Launch**  
Completion in Dec, 2026

**1.25 - 1.83 Cr** + Govt. Charges

PRICE RANGE

2, 3 BHK Apartment

**2 BHK Apartment**

Carpet Area  
999 - 1156 sq.ft. (92.81 - 107.4 sq.m.)

**1.25 - 1.46 Cr** + Govt. Charges

**3 BHK Apartment**

Carpet Area  
1500 sq.ft. (139.35 sq.m.)

**1.77 - 1.83 Cr** + Govt. Charges

## Price Indicators Projects nearby Locality

HOUSING.com
Buy in New Mumbai

+ Add

**Goodwill Unity**

By GOODWILL DEVELOPERS


Plot No 12 Sector 08 Sanpada New Mumbai

Last updated: Oct 23, 2022

**₹1.66 Cr - 1.99 Cr**

EMI starts at 82.41 K

[Contact Seller](#)



2 BHK Apartment Configuration

Jun 2024 Possession Starts

Price on request Avg. Price

970.00 sq.ft. - 1175.00 sq.ft. (Buildup Area) Sizes

HOUSING.com
Buy in New Mumbai

+ Add

**2 BHK Apartment**


By SARAA REALTY

Sara Kshetra Sector 8 Sanpada New Mumbai

Last updated: Oct 17, 2022

**₹2.1 Cr** EMI starts at 1.04 Lacs

[Contact Seller](#)



1145 sq.ft Build Up Area

18.34 K/sq.ft Avg. Price

Ready to move Possession status

Middle of 22 floors

(North-East facing Facing

Unfurnished Furnishing

HOUSING.com
Buy in New Mumbai

+ Add

**2 BHK Apartment**

By SATVAM DEVELOPERS


Satyam 17 West Sector 8 Sanpada New Mumbai

Zoned for storage Know More

Last updated: Sep 28, 2022

**₹1.6 Cr** EMI starts at 79.43 K

[Contact Seller](#)



1175 sq.ft Build Up Area

13.62 K/sq.ft Avg. Price

1 Years Old Age of property

Ready to move Possession status

Lower of 12 floors

North-East facing Facing

Unfurnished Furnishing


## Price Indicators Projects nearby Locality

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

Home > Property for sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Sanpada > 2 BHK Flats for Sale in Sanpada > 1120 Sq-ft

**1.33 Cr** Get ₹ 40,050 cashback on Home Loan

2 BHK 1120 Sq-ft Flat For Sale in **Sanpada, Navi Mumbai**



2 Beds
2 Baths
1 Balcony
1 Covered Parking


Carpet Area <b>680 sqft</b> ₹ 19,632/sqft	Floor <b>4 (Out of 29 Floors)</b>	Transaction Type <b>New Property</b>
Facing <b>East</b>	Lifts <b>3</b>	Furnished Status <b>Unfurnished</b>
Car Parking <b>1 Covered</b>	Type Of Ownership <b>Freehold</b>	Age Of Construction <b>Under Construction</b>

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

Home > Property for sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Sanpada > 2 BHK Flats for Sale in Sanpada > 1245 Sq-ft

**1.68 Cr** Get ₹ 50,400 cashback on Home Loan

2 BHK 1245 Sq-ft Flat For Sale in **Sanpada, Navi Mumbai**



2 Beds
2 Baths
1 Covered Parking
Unfurnished


Super Built-Up Area <b>1245 sqft</b> ₹ 13,494/sqft	Developer <b>Kamdhenu Realities</b>	Project <b>Kamdhenu Vogue</b>
Transaction Type <b>New Property</b>	Status <b>Under Construction</b>	Lifts <b>3</b>

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

Home > Property for sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Sanpada > 2 BHK Flats for Sale in Sanpada > 1105 Sq-ft

**1.45 Cr** Get ₹ 43,500 cashback on Home Loan

2 BHK 1105 Sq-ft Flat For Sale in **Sanpada, Navi Mumbai**



2 Beds
2 Baths
3 Balconies
1 Covered Parking

Carpet Area <b>667 sqft</b> ₹ 21,739/sqft	Floor <b>9 (Out of 36 Floors)</b>	Transaction Type <b>New Property</b>
Facing <b>North - East</b>	Lifts <b>4</b>	Furnished Status <b>Unfurnished</b>
Car Parking <b>1 Covered</b>	Type Of Ownership <b>Leasehold</b>	Age Of Construction <b>Under Construction</b>

## Price Indicators Projects nearby Locality

**HOUSING** Buy in Navi Mumbai

Home / Navi Mumbai / Sanpada / Apartment for Sale in Sanpada / 2 BHK Apartment

**2 BHK Apartment** ₹1.85 Cr EMI starts at ₹1.56 K

By SABA REALTY  
Sara Kshipta, Sector 8, Sanpada, Navi Mumbai

**2019** newly constructed building with all amenities. Know More

1150 sq.ft. Build Up Area | 16.09 K/sq.ft. Avg. Price | 1 Years Old Age of property | Ready to move Possession status | Higher of 23 floors | East facing Facing | Semi Furnished Furnishing

[Contact Seller](#)

**square yards** Navi Mumbai Buy Rent Projects Agents Property Mgmt. More Services Resources Intelligence Sell or Rent Prop

Home Property for Sale in Navi Mumbai Property for Sale in Sanpada Listing ID #4515578

47 Views Compare

1 Photos

**2 Bedroom 1032 Sq.Ft. Apartment in Sanpada Navi Mumbai**  
Listing ID #4515578

**1.34 Cr.**

**Need Loan?**  
Get Free Credit Score

**Priced 8% lower than the average prices in this Locality**

- 2 Bedrooms
- Unfurnished
- 2 Bathroom
- 1032 Sq Ft (Built-up Area)
- East Facing

[Map View](#)

**square yards** Navi Mumbai Buy Rent Projects Agents Property Mgmt. More Services Resources Intelligence Sell or Rent Prop

Home Property for Sale in Navi Mumbai Property for Sale in Sanpada Listing ID #4361579

116 Views Compare

1 Photos

**2 Bedroom 1120 Sq.Ft. Apartment in Sanpada Navi Mumbai**  
Listing ID #4361579

**1.3 Cr.**

**Need Loan?**  
Get Free Credit Score

**Priced 18% lower than the average prices in this Locality**

- 2 Bedrooms
- Chfurnished
- 1 Bathroom
- 1120 Sq Ft (Built-up Area)

2 Buyers Interested in this Property

[Map View](#)



(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 01.11.2022 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 28.10.2022. 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.



	<b>Particulars</b>	<b>Valuer comment</b>
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 Rajesh Ghadi – Valuation Engineer Vinita Surve – Processing 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 - 28.10.2022 Valuation Date - 01.11.2022 Date of Report - 01.11.2022
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 28.10.2022
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 **01<sup>st</sup> November 2022** 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.

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  
BABURAO  
CHALIKWAR  
Director

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=ADMIN, c=IN, email=manojchalikwar@vastukala.com, postalCode=400069, st=Maharashtra, serialNumber=1, s=65666ab0c0996c2e55a8f0e3c4e3110, telephone=912023940280, telex=9932706250tc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2022.11.01 14:22:20 +05'30'

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
SBI Empanelment No.: SME/TCC/2021-22/86/3