

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Tricity Crest"

"Tricity Crest", Proposed Residential Cum Commercial Building on Plot No. 13, Sector 20, Near Takka Cricket Ground, Takka Road, Panvel Station Road, Village - New Panvel (East), Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 401 206, State - Maharashtra, Country - India

Latitude Longitude: 18°59'08.6"N 73°07'27.5"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



Our Pan India Presence at :

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

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

Vastu/SBI/Mumbai/02/2024/6566/2304875

08/15-97-V

Date: 08.02.2024

MASTER VALUATION REPORT OF "Tricity Crest"

"Tricity Crest", Proposed Residential Cum Commercial Building on Plot No. 13, Sector 20, Near Takka Cricket Ground, Takka Road, Panvel Station Road, Village - New Panvel (East), Navi Mumbai, Taluka - Panvel, District - Raigad, PIN – 401 206, State - Maharashtra, Country – India

Latitude Longitude: 18°59'08.6"N 73°07'27.5"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 **27th January 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Tricity Crest"**, Proposed Residential Cum Commercial Building on Plot No. 13, Sector 20, Near Takka Cricket Ground, Takka Road, Panvel Station Road, Village - New Panvel (East), Navi Mumbai, Taluka - Panvel, District - Raigad, PIN – 401 206, State - Maharashtra, Country – India. It is about 600 Mtr. travel distance from Panvel railway station on Harbour Line of Central Railway. Surface transport to the property is by buses, Auto, 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 locality is middle class & developing.

2. Developer Details:

| | | |
|-----------------------------|--|---------------------|
| Name of builder | M/s. Tricity Realty LLP | |
| Project Registration Number | Project | RERA Project Number |
| | Tricity Crest | P52000054066 |
| Register office address | M/s. Tricity Realty LLP Address: Office at 1001 / 1002, "Bhumiraj Costarica", Plot No. 21 & 2, Sector 18, Off Palm Beach Road, Sanpada (East), Navi Mumbai - 400 705, State - Maharashtra, Country – India. | |
| Contact Numbers | Contact Person : Geeta (Sales Person – Mobile No. 9165348563) Rupali Gadhve (022-66766676) | |
| E – mail ID & Website | rupali@tricityltd.com www.tricityltd.com | |

3. Boundaries of the Property:

| Direction | Particulars |
|---------------------|--------------------------------|
| On or towards North | Internal Road & Open Plot |
| On or towards South | Open Plot & Road |
| On or towards East | Open Plot & Road |
| On or towards West | Open Plot, Road & Takka Ground |



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

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 : 27.01.2024 |
| | b) | Date on which the valuation is made : 08.02.2024 |
| 3. | List of documents produced for perusal | |
| | 1. | Copy of Legal Title Report dated 05.12.2023 issued by Adv. Abhimanyu H. Jadhav |
| | 2. | Copy of Affidavit cum Declaration of the of M/s. Tricity Realty LLP promoter of the project Tricity Crest date 04.12.2023 |
| | 3. | Copy of Agreement to Lease date 25.06.2022 b/w. CIDCO (the Corporation) AND M/s. Tricity Realty LLP. (the Developer) |
| | 4. | Copy of Engineer's Certificate date 31.12.2023 issued by Er. Mayuri P. Mane (As per RERA Certificate) |
| | 5. | Copy of Architect's Certificate date 22.01.2024 issued by Ar. Dharmesh Bhalani (Destination Architecture Interior Designs) (As per RERA Certificate) |
| | 6. | Copy of NOC for Height Clearance Certificate No. NAVI / WEST / B / 072222 / 685458 date 08.02.2023 issued by Airports Authority of India |
| | 7. | Copy of Fire Brigade Provisional NOC No. PMC / FIRE / 2121 / 1340 / 2023 / 320 date 11.10.2023 issued by Panvel Municipal Corporation |
| | 8. | Copy of Allotment of Residential + Commercial Plot date 27.04.2022 issued by CIDCO |
| | 9. | Copy of MAHARERA Registration Certificate of Project No. P52000054066 issued by Maharashtra Real Estate Regulatory Authority date 27.12.2023. Last Modified date 24.01.2024 |
| | 10. | Copy of Commencement Certificate No. PMC / TP / N. Panvel / 20 / 13 / 21-23 / 16497 / 3361 / 2023 dated 30.11.2023 issued by Director of Town Planning, Panvel Municipal Corporation. <u>Approval Upto:</u> <u>Proposed Residential Building Ground + 5th upper floors.</u> |
| | 11. | Copy of Approved Plan No. PMP / NRV / 16497 / 3361 / 2023 date 30.11.2023 issued by Director of Town Planning, Panvel Municipal Corporation (Number of Copies – Four - Sheet No. 1/4 to 4/4) <u>Approved upto:</u> |
| | Wing | Number of Floors |
| | Tricity Crest | Basement + Ground + 1st Floor (Part Residential / Part Fitness Center) + 2nd to 5th (part) upper floors. |

| | Project Name (with address & phone nos.) | : "Tricity Crest" , Proposed Residential Cum Commercial Building on Plot No. 13, Sector 20, Near Takka Cricket Ground, Takka Road, Panvel Station Road, Village - New Panvel (East), Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 401 206, 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) | : M/s. Tricity Realty LLP Address: Office at 1001 / 1002, " Bhumiraj Costarica ", Plot No. 21 & 2, Sector 18, Off Palm Beach Road, Sanpada (East), Navi Mumbai - 400 705, State - Maharashtra, Country - India. Contact Person : Geeta (Sales Person - Mobile No. 9165348563) Rupali Gadhawe (022-66766676) | | | | | | | | | | |
| 5. | Brief description of the property (Including Leasehold / freehold etc.) | : | | | | | | | | | | |
| <p>About "Tricity Crest" Project: Discover Tricity Crest, an architectural masterpiece strategically situated near Panvel Railway Station, embodying exceptional design across Basement+Ground+14 Floors, redefining contemporary city living. In its exciting New Launch phase and actively Under Construction, Tricity Crest stands on a CIDCO Tender Plot, symbolizing unwavering credibility and a commitment to exquisite craftsmanship. This sanctuary offers a diverse array of lavish accommodations, featuring 1 BHK and 2 BHK apartments meticulously crafted for modern lifestyles. Experience a harmonious blend of comfort, sophistication, and convenience intricately woven into every facet of Tricity Crest's design. Elevate your living with this unparalleled residential gem..</p> <p>TYPE OF THE BUILDING</p> <table border="1" data-bbox="295 1372 1417 1564"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Tricity Crest</td> <td>Proposed Basement + Ground + 1st Floor (Part Residential / Part Fitness Center) + 2nd to 14th upper floors as per information provided by builder. The building permission as on date is received till Basement + Ground + 1st Floor (Part Residential / Part Fitness Center) + 2nd to 5th (part) upper floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1" data-bbox="295 1628 1401 1735"> <thead> <tr> <th>Project</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>Tricity Crest</td> <td>Excavation work is in progress.</td> <td>0%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is December - 2027 (As per MAHARERA Certificate)</p> <p>Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p> | | | Project | Number of Floors | Tricity Crest | Proposed Basement + Ground + 1 st Floor (Part Residential / Part Fitness Center) + 2 nd to 14 th upper floors as per information provided by builder. The building permission as on date is received till Basement + Ground + 1st Floor (Part Residential / Part Fitness Center) + 2nd to 5th (part) upper floors. | Project | Present stage of Construction | Percentage of work completion | Tricity Crest | Excavation work is in progress. | 0% |
| Project | Number of Floors | | | | | | | | | | | |
| Tricity Crest | Proposed Basement + Ground + 1 st Floor (Part Residential / Part Fitness Center) + 2 nd to 14 th upper floors as per information provided by builder. The building permission as on date is received till Basement + Ground + 1st Floor (Part Residential / Part Fitness Center) + 2nd to 5th (part) upper floors. | | | | | | | | | | | |
| Project | Present stage of Construction | Percentage of work completion | | | | | | | | | | |
| Tricity Crest | Excavation work is in progress. | 0% | | | | | | | | | | |

| | | | | |
|------|--|-------------|----------------------|---|
| | East | Plot No. 14 | Plot No. 14 | Open Plot & Road |
| | West | Plot No. 12 | Plot No. 12 | Open Plot, Road & Takka Ground |
| 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 | | | : 18°59'08.6"N 73°07'27.5"E |
| 14. | Extent of the site | | | : Plot area – 2137.26 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 – 2137.26 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report |
| 16 | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | | | : N.A. Building Construction work not yet started |
| II | CHARACTERISTICS OF THE SITE | | | |
| 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. PMP / NRV / 16497 / 3361 / 2023 date 30.11.2023 issued by Director of Town Planning, Panvel Municipal Corporation (Number of Copies – Four - Sheet No. 1/4 to 4/4) Approved upto: |
| | | | Project | Number of Floors |
| | | | Tricity Crest | Basement + Ground + 1 st Floor (Part Residential / Part Fitness Center) + 2 nd to 5 th (part) 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. | | | : 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 | | | | | | |
| 18. | Advantages of the site | : | Located in developing area | | | | | | |
| 19. | 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) | : | No | | | | | | |
| Part – A (Valuation of land) | | | | | | | | | |
| 1 | Size of plot | : | Plot area – 2137.26 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) | : | ₹ 95,900.00 per Sq. M. for Residential ₹ 43,900.00 per Sq. M. for Land | | | | | | |
| 5 | Assessed / adopted rate of valuation | : | As per table attached to the report | | | | | | |
| 6 | Estimated value of land | : | <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>2137.26</td> <td>43900</td> <td>9,38,25,714.00</td> </tr> </tbody> </table> | Land Area in Sq. M. | Rate in Sq. M. | Value in (₹) | 2137.26 | 43900 | 9,38,25,714.00 |
| Land Area in Sq. M. | Rate in Sq. M. | Value in (₹) | | | | | | | |
| 2137.26 | 43900 | 9,38,25,714.00 | | | | | | | |
| Part – B (Valuation of Building) | | | | | | | | | |
| 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 not yet started | | | | | | |
| | c) Year of construction | : | N.A. Building Construction work not yet started | | | | | | |
| | d) Number of floors and height of each floor including basement, if any | : | | | | | | | |
| | Project | | Number of Floors | | | | | | |
| | Tricity Crest | | Proposed Basement + Ground + 1 st Floor (Part Residential / Part Fitness Center) + 2 nd to 14 th upper floors as per information provided by builder. The building permission as on date is received till Basement + Ground + 1 st Floor (Part Residential / Part Fitness Center) + 2 nd to 5 th (part) upper floors. | | | | | | |
| | e) Plinth area floor-wise | : | As per table attached to the report | | | | | | |
| | f) Condition of the building | : | | | | | | | |
| | i) Exterior – Excellent, Good, Normal, Poor | : | N.A. Building Construction work not yet started | | | | | | |
| | ii) Interior – Excellent, Good, Normal, Poor | : | N.A. Building Construction work not yet started | | | | | | |

| | g) Date of issue and validity of layout of approved map | : | Copy of Approved Plan No. PMP / NRV / 16497 / 3361 / 2023 date 30.11.2023 issued | | | | |
|---------------|--|---|--|---------|------------------|---------------|--|
| | h) Approved map / plan issuing authority | : | by Director of Town Planning, Panvel Municipal Corporation (Number of Copies – Four - Sheet No. 1/4 to 4/4) Approved upto: | | | | |
| | | | <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Tricity Crest</td> <td>Basement + Ground + 1st Floor (Part Residential / Part Fitness Center) + 2nd to 5th (part) upper floors.</td> </tr> </tbody> </table> | Project | Number of Floors | Tricity Crest | Basement + Ground + 1 st Floor (Part Residential / Part Fitness Center) + 2 nd to 5 th (part) upper floors. |
| Project | Number of Floors | | | | | | |
| Tricity Crest | Basement + Ground + 1 st Floor (Part Residential / Part Fitness Center) + 2 nd to 5 th (part) 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 not yet started |
| 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 not yet started |
| 6. | Plastering | : | N.A. Building Construction work not yet started |
| 7. | Flooring, Skirting, dado | : | N.A. Building Construction work not yet started |
| 8. | Special finish as marble, granite, wooden paneling, grills etc. | : | N.A. Building Construction work not yet started |
| 9. | Roofing including weather proof course | : | N.A. Building Construction work not yet started |
| 10. | Drainage | : | Proposed |
| 2. | Compound Wall | : | |
| | Height | : | N.A. Building Construction work not yet started |
| | Length | : | |
| | Type of construction | : | |
| 3. | Electrical installation | : | N.A. Building Construction work not yet started |
| | Type of wiring | : | |
| | Class of fittings (superior / ordinary / poor) | : | |
| | Number of light points | : | N.A. Building Construction work not yet started |
| | Fan points | : | |
| | Spare plug points | : | |
| | Any other item | : | - |
| 4. | Plumbing installation | : | |
| | a) No. of water closets and their type | : | |
| | b) No. of wash basins | : | N.A. Building Construction work not yet started |
| | c) No. of urinals | : | |

| Sr. No. | Flat No. | Floor No. | Comp | As per Approved Plan RERA 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 ₹ |
|--------------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 21 | 305 | 3 | 2 BHK | 605 | 666 | 13580 | 82,15,900 | 90,37,490 | 19000 | 15,97,200 |
| 22 | 306 | 3 | 2 BHK | 605 | 666 | 13580 | 82,15,900 | 90,37,490 | 19000 | 15,97,200 |
| 23 | 307 | 3 | 2 BHK | 569 | 626 | 13580 | 77,27,020 | 84,99,722 | 17500 | 15,02,160 |
| 24 | 308 | 3 | 1 BHK | 373 | 410 | 13580 | 50,65,340 | 55,71,874 | 11500 | 9,84,720 |
| 25 | 309 | 3 | 2 BHK | 484 | 532 | 13580 | 65,72,720 | 72,29,992 | 15000 | 12,77,760 |
| 26 | 310 | 3 | 1 BHK | 379 | 417 | 13580 | 51,46,820 | 56,61,502 | 12000 | 10,00,560 |
| 27 | 401 | 4 | 1 BHK | 379 | 417 | 13620 | 51,61,980 | 56,78,178 | 12000 | 10,00,560 |
| 28 | 402 | 4 | 2 BHK | 484 | 532 | 13620 | 65,92,080 | 72,51,288 | 15000 | 12,77,760 |
| 29 | 403 | 4 | 1 BHK | 373 | 410 | 13620 | 50,80,260 | 55,88,286 | 11500 | 9,84,720 |
| 30 | 404 | 4 | 2 BHK | 569 | 626 | 13620 | 77,49,780 | 85,24,758 | 18000 | 15,02,160 |
| 31 | 405 | 4 | 2 BHK | 605 | 666 | 13620 | 82,40,100 | 90,64,110 | 19000 | 15,97,200 |
| 32 | 406 | 4 | 2 BHK | 605 | 666 | 13620 | 82,40,100 | 90,64,110 | 19000 | 15,97,200 |
| 33 | 407 | 4 | 2 BHK | 569 | 626 | 13620 | 77,49,780 | 85,24,758 | 18000 | 15,02,160 |
| 34 | 408 | 4 | 1 BHK | 373 | 410 | 13620 | 50,80,260 | 55,88,286 | 11500 | 9,84,720 |
| 35 | 409 | 4 | 2 BHK | 484 | 532 | 13620 | 65,92,080 | 72,51,288 | 15000 | 12,77,760 |
| 36 | 410 | 4 | 1 BHK | 379 | 417 | 13620 | 51,61,980 | 56,78,178 | 12000 | 10,00,560 |
| 37 | 503 | 5 | 1 BHK | 373 | 410 | 13660 | 50,95,180 | 56,04,698 | 11500 | 9,84,720 |
| 38 | 504 | 5 | 2 BHK | 569 | 626 | 13660 | 77,72,540 | 85,49,794 | 18000 | 15,02,160 |
| 39 | 505 | 5 | 2 BHK | 605 | 666 | 13660 | 82,64,300 | 90,90,730 | 19000 | 15,97,200 |
| 40 | 506 | 5 | 2 BHK | 605 | 666 | 13660 | 82,64,300 | 90,90,730 | 19000 | 15,97,200 |
| 41 | 507 | 5 | 2 BHK | 569 | 626 | 13660 | 77,72,540 | 85,49,794 | 18000 | 15,02,160 |
| 42 | 508 | 5 | 1 BHK | 373 | 410 | 13660 | 50,95,180 | 56,04,698 | 11500 | 9,84,720 |
| Total | | | | 20648 | 22713 | | 28,03,99,840 | 30,84,39,824 | | 5,45,10,720 |

1b) Tricity Crest (Proposed Inventory, Approval Pending):

| 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 ₹ |
|---------|----------|-----------|-------|---------------------------------------|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 43 | 501 | 5 | 1 BHK | 379 | 417 | 13660 | 51,77,140 | 56,94,854 | 12000 | 10,00,560 |
| 44 | 502 | 5 | 2 BHK | 484 | 532 | 13660 | 66,11,440 | 72,72,584 | 15000 | 12,77,760 |
| 45 | 509 | 5 | 2 BHK | 484 | 532 | 13660 | 66,11,440 | 72,72,584 | 15000 | 12,77,760 |
| 46 | 510 | 5 | 1 BHK | 379 | 417 | 13660 | 51,77,140 | 56,94,854 | 12000 | 10,00,560 |
| 47 | 601 | 6 | 1 BHK | 379 | 417 | 13700 | 51,92,300 | 57,11,530 | 12000 | 10,00,560 |
| 48 | 602 | 6 | 2 BHK | 484 | 532 | 13700 | 66,30,800 | 72,93,880 | 15000 | 12,77,760 |
| 49 | 603 | 6 | 1 BHK | 373 | 410 | 13700 | 51,10,100 | 56,21,110 | 11500 | 9,84,720 |
| 50 | 604 | 6 | 2 BHK | 569 | 626 | 13700 | 77,95,300 | 85,74,830 | 18000 | 15,02,160 |
| 51 | 605 | 6 | 2 BHK | 605 | 666 | 13700 | 82,88,500 | 91,17,350 | 19000 | 15,97,200 |
| 52 | 606 | 6 | 2 BHK | 605 | 666 | 13700 | 82,88,500 | 91,17,350 | 19000 | 15,97,200 |



| 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 ₹ |
|---------|----------|-----------|-------|---------------------------------------|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 53 | 607 | 6 | 2 BHK | 569 | 626 | 13700 | 77,95,300 | 85,74,830 | 18000 | 15,02,160 |
| 54 | 608 | 6 | 1 BHK | 373 | 410 | 13700 | 51,10,100 | 56,21,110 | 11500 | 9,84,720 |
| 55 | 609 | 6 | 2 BHK | 484 | 532 | 13700 | 66,30,800 | 72,93,880 | 15000 | 12,77,760 |
| 56 | 610 | 6 | 1 BHK | 379 | 417 | 13700 | 51,92,300 | 57,11,530 | 12000 | 10,00,560 |
| 57 | 701 | 7 | 1 BHK | 379 | 417 | 13740 | 52,07,460 | 57,28,206 | 12000 | 10,00,560 |
| 58 | 702 | 7 | 2 BHK | 484 | 532 | 13740 | 66,50,160 | 73,15,176 | 15000 | 12,77,760 |
| 59 | 703 | 7 | 1 BHK | 373 | 410 | 13740 | 51,25,020 | 56,37,522 | 11500 | 9,84,720 |
| 60 | 704 | 7 | 2 BHK | 569 | 626 | 13740 | 78,18,060 | 85,99,866 | 18000 | 15,02,160 |
| 61 | 705 | 7 | 2 BHK | 605 | 666 | 13740 | 83,12,700 | 91,43,970 | 19000 | 15,97,200 |
| 62 | 706 | 7 | 2 BHK | 605 | 666 | 13740 | 83,12,700 | 91,43,970 | 19000 | 15,97,200 |
| 63 | 707 | 7 | 2 BHK | 569 | 626 | 13740 | 78,18,060 | 85,99,866 | 18000 | 15,02,160 |
| 64 | 708 | 7 | 1 BHK | 373 | 410 | 13740 | 51,25,020 | 56,37,522 | 11500 | 9,84,720 |
| 65 | 709 | 7 | 2 BHK | 484 | 532 | 13740 | 66,50,160 | 73,15,176 | 15000 | 12,77,760 |
| 66 | 710 | 7 | 1 BHK | 379 | 417 | 13740 | 52,07,460 | 57,28,206 | 12000 | 10,00,560 |
| 67 | 801 | 8 | 1 BHK | 379 | 417 | 13780 | 52,22,620 | 57,44,882 | 12000 | 10,00,560 |
| 68 | 802 | 8 | 2 BHK | 484 | 532 | 13780 | 66,69,520 | 73,36,472 | 15500 | 12,77,760 |
| 69 | 803 | 8 | 1 BHK | 373 | 410 | 13780 | 51,39,940 | 56,53,934 | 12000 | 9,84,720 |
| 70 | 804 | 8 | 2 BHK | 569 | 626 | 13780 | 78,40,820 | 86,24,902 | 18000 | 15,02,160 |
| 71 | 805 | 8 | 1 BHK | 466 | 513 | 13780 | 64,21,480 | 70,63,628 | 14500 | 12,30,240 |
| 72 | 806 | 8 | 1 BHK | 466 | 513 | 13780 | 64,21,480 | 70,63,628 | 14500 | 12,30,240 |
| 73 | 807 | 8 | 2 BHK | 569 | 626 | 13780 | 78,40,820 | 86,24,902 | 18000 | 15,02,160 |
| 74 | 808 | 8 | 1 BHK | 373 | 410 | 13780 | 51,39,940 | 56,53,934 | 12000 | 9,84,720 |
| 75 | 809 | 8 | 2 BHK | 484 | 532 | 13780 | 66,69,520 | 73,36,472 | 15500 | 12,77,760 |
| 76 | 810 | 8 | 1 BHK | 379 | 417 | 13780 | 52,22,620 | 57,44,882 | 12000 | 10,00,560 |
| 77 | 901 | 9 | 1 BHK | 379 | 417 | 13820 | 52,37,780 | 57,61,558 | 12000 | 10,00,560 |
| 78 | 902 | 9 | 2 BHK | 484 | 532 | 13820 | 66,88,880 | 73,57,768 | 15500 | 12,77,760 |
| 79 | 903 | 9 | 1 BHK | 373 | 410 | 13820 | 51,54,860 | 56,70,346 | 12000 | 9,84,720 |
| 80 | 904 | 9 | 2 BHK | 569 | 626 | 13820 | 78,63,580 | 86,49,938 | 18000 | 15,02,160 |
| 81 | 905 | 9 | 2 BHK | 605 | 666 | 13820 | 83,61,100 | 91,97,210 | 19000 | 15,97,200 |
| 82 | 906 | 9 | 2 BHK | 605 | 666 | 13820 | 83,61,100 | 91,97,210 | 19000 | 15,97,200 |
| 83 | 907 | 9 | 2 BHK | 569 | 626 | 13820 | 78,63,580 | 86,49,938 | 18000 | 15,02,160 |
| 84 | 908 | 9 | 1 BHK | 373 | 410 | 13820 | 51,54,860 | 56,70,346 | 12000 | 9,84,720 |
| 85 | 909 | 9 | 2 BHK | 484 | 532 | 13820 | 66,88,880 | 73,57,768 | 15500 | 12,77,760 |
| 86 | 910 | 9 | 1 BHK | 379 | 417 | 13820 | 52,37,780 | 57,61,558 | 12000 | 10,00,560 |
| 87 | 1001 | 10 | 1 BHK | 379 | 417 | 13860 | 52,52,940 | 57,78,234 | 12000 | 10,00,560 |
| 88 | 1002 | 10 | 2 BHK | 484 | 532 | 13860 | 67,08,240 | 73,79,064 | 15500 | 12,77,760 |
| 89 | 1003 | 10 | 1 BHK | 373 | 410 | 13860 | 51,69,780 | 56,86,758 | 12000 | 9,84,720 |
| 90 | 1004 | 10 | 2 BHK | 569 | 626 | 13860 | 78,86,340 | 86,74,974 | 18000 | 15,02,160 |

| 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 ₹ |
|---------|----------|-----------|-------|---------------------------------------|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 91 | 1005 | 10 | 2 BHK | 605 | 666 | 13860 | 83,85,300 | 92,23,830 | 19000 | 15,97,200 |
| 92 | 1006 | 10 | 2 BHK | 605 | 666 | 13860 | 83,85,300 | 92,23,830 | 19000 | 15,97,200 |
| 93 | 1007 | 10 | 2 BHK | 569 | 626 | 13860 | 78,86,340 | 86,74,974 | 18000 | 15,02,160 |
| 94 | 1008 | 10 | 1 BHK | 373 | 410 | 13860 | 51,69,780 | 56,86,758 | 12000 | 9,84,720 |
| 95 | 1009 | 10 | 2 BHK | 484 | 532 | 13860 | 67,08,240 | 73,79,064 | 15500 | 12,77,760 |
| 96 | 1010 | 10 | 1 BHK | 379 | 417 | 13860 | 52,52,940 | 57,78,234 | 12000 | 10,00,560 |
| 97 | 1101 | 11 | 1 BHK | 379 | 417 | 13900 | 52,68,100 | 57,94,910 | 12000 | 10,00,560 |
| 98 | 1102 | 11 | 2 BHK | 484 | 532 | 13900 | 67,27,600 | 74,00,360 | 15500 | 12,77,760 |
| 99 | 1103 | 11 | 1 BHK | 373 | 410 | 13900 | 51,84,700 | 57,03,170 | 12000 | 9,84,720 |
| 100 | 1104 | 11 | 2 BHK | 569 | 626 | 13900 | 79,09,100 | 87,00,010 | 18000 | 15,02,160 |
| 101 | 1105 | 11 | 1 BHK | 466 | 513 | 13900 | 64,77,400 | 71,25,140 | 15000 | 12,30,240 |
| 102 | 1106 | 11 | 1 BHK | 466 | 513 | 13900 | 64,77,400 | 71,25,140 | 15000 | 12,30,240 |
| 103 | 1107 | 11 | 2 BHK | 569 | 626 | 13900 | 79,09,100 | 87,00,010 | 18000 | 15,02,160 |
| 104 | 1108 | 11 | 1 BHK | 373 | 410 | 13900 | 51,84,700 | 57,03,170 | 12000 | 9,84,720 |
| 105 | 1109 | 11 | 2 BHK | 484 | 532 | 13900 | 67,27,600 | 74,00,360 | 15500 | 12,77,760 |
| 106 | 1110 | 11 | 1 BHK | 379 | 417 | 13900 | 52,68,100 | 57,94,910 | 12000 | 10,00,560 |
| 107 | 1201 | 12 | 1 BHK | 379 | 417 | 13940 | 52,83,260 | 58,11,586 | 12000 | 10,00,560 |
| 108 | 1202 | 12 | 2 BHK | 484 | 532 | 13940 | 67,46,960 | 74,21,656 | 15500 | 12,77,760 |
| 109 | 1203 | 12 | 1 BHK | 373 | 410 | 13940 | 51,99,620 | 57,19,582 | 12000 | 9,84,720 |
| 110 | 1204 | 12 | 2 BHK | 569 | 626 | 13940 | 79,31,860 | 87,25,046 | 18000 | 15,02,160 |
| 111 | 1205 | 12 | 2 BHK | 605 | 666 | 13940 | 84,33,700 | 92,77,070 | 19500 | 15,97,200 |
| 112 | 1206 | 12 | 2 BHK | 605 | 666 | 13940 | 84,33,700 | 92,77,070 | 19500 | 15,97,200 |
| 113 | 1207 | 12 | 2 BHK | 569 | 626 | 13940 | 79,31,860 | 87,25,046 | 18000 | 15,02,160 |
| 114 | 1208 | 12 | 1 BHK | 373 | 410 | 13940 | 51,99,620 | 57,19,582 | 12000 | 9,84,720 |
| 115 | 1209 | 12 | 2 BHK | 484 | 532 | 13940 | 67,46,960 | 74,21,656 | 15500 | 12,77,760 |
| 116 | 1210 | 12 | 1 BHK | 379 | 417 | 13940 | 52,83,260 | 58,11,586 | 12000 | 10,00,560 |
| 117 | 1301 | 13 | 1 BHK | 379 | 417 | 13980 | 52,98,420 | 58,28,262 | 12000 | 10,00,560 |
| 118 | 1302 | 13 | 2 BHK | 484 | 532 | 13980 | 67,66,320 | 74,42,952 | 15500 | 12,77,760 |
| 119 | 1303 | 13 | 1 BHK | 373 | 410 | 13980 | 52,14,540 | 57,35,994 | 12000 | 9,84,720 |
| 120 | 1304 | 13 | 2 BHK | 569 | 626 | 13980 | 79,54,620 | 87,50,082 | 18000 | 15,02,160 |
| 121 | 1305 | 13 | 1 BHK | 466 | 513 | 13980 | 65,14,680 | 71,66,148 | 15000 | 12,30,240 |
| 122 | 1306 | 13 | 1 BHK | 466 | 513 | 13980 | 65,14,680 | 71,66,148 | 15000 | 12,30,240 |
| 123 | 1307 | 13 | 2 BHK | 569 | 626 | 13980 | 79,54,620 | 87,50,082 | 18000 | 15,02,160 |
| 124 | 1308 | 13 | 1 BHK | 373 | 410 | 13980 | 52,14,540 | 57,35,994 | 12000 | 9,84,720 |
| 125 | 1309 | 13 | 2 BHK | 484 | 532 | 13980 | 67,66,320 | 74,42,952 | 15500 | 12,77,760 |
| 126 | 1310 | 13 | 1 BHK | 379 | 417 | 13980 | 52,98,420 | 58,28,262 | 12000 | 10,00,560 |
| 127 | 1401 | 14 | 1 BHK | 379 | 417 | 14020 | 53,13,580 | 58,44,938 | 12000 | 10,00,560 |
| 128 | 1402 | 14 | 2 BHK | 484 | 532 | 14020 | 67,85,680 | 74,64,248 | 15500 | 12,77,760 |

| 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 ₹ |
|--------------|----------|-----------|-------|---------------------------------------|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 129 | 1403 | 14 | 1 BHK | 373 | 410 | 14020 | 52,29,460 | 57,52,406 | 12000 | 9,84,720 |
| 130 | 1404 | 14 | 2 BHK | 569 | 626 | 14020 | 79,77,380 | 87,75,118 | 18500 | 15,02,160 |
| 131 | 1405 | 14 | 2 BHK | 605 | 666 | 14020 | 84,82,100 | 93,30,310 | 19500 | 15,97,200 |
| 132 | 1406 | 14 | 2 BHK | 605 | 666 | 14020 | 84,82,100 | 93,30,310 | 19500 | 15,97,200 |
| 133 | 1407 | 14 | 2 BHK | 569 | 626 | 14020 | 79,77,380 | 87,75,118 | 18500 | 15,02,160 |
| 134 | 1408 | 14 | 1 BHK | 373 | 410 | 14020 | 52,29,460 | 57,52,406 | 12000 | 9,84,720 |
| 135 | 1409 | 14 | 2 BHK | 484 | 532 | 14020 | 67,85,680 | 74,64,248 | 15500 | 12,77,760 |
| 136 | 1410 | 14 | 1 BHK | 379 | 417 | 14020 | 53,13,580 | 58,44,938 | 12000 | 10,00,560 |
| Total | | | | 44272 | 48699 | | 61,32,42,480 | 67,45,66,728 | | 11,68,78,080 |

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 - 16 2 BHK - 26 | 42 | 20648 | 22713 | 28,03,99,840.00 | 30,84,39,824.00 |
| Proposed | 1 BHK - 44 2 BHK - 50 | 94 | 44272 | 48699 | 61,32,42,480.00 | 67,45,66,728.00 |
| Total | | 136 | 64920 | 71412 | 89,36,42,320.00 | 98,30,06,552.00 |

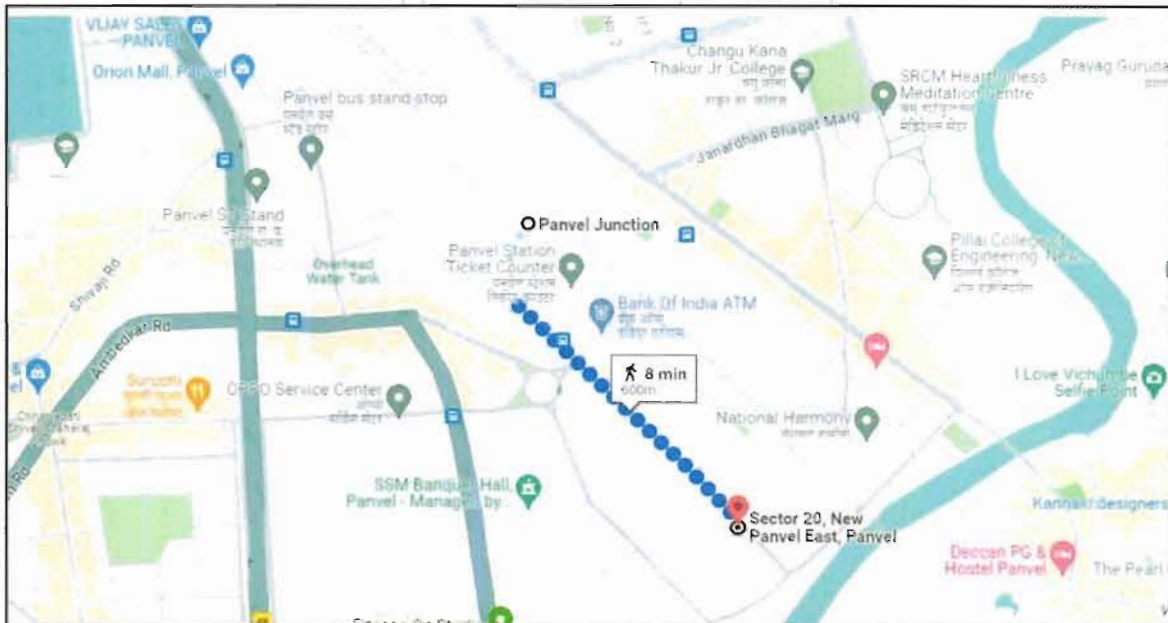
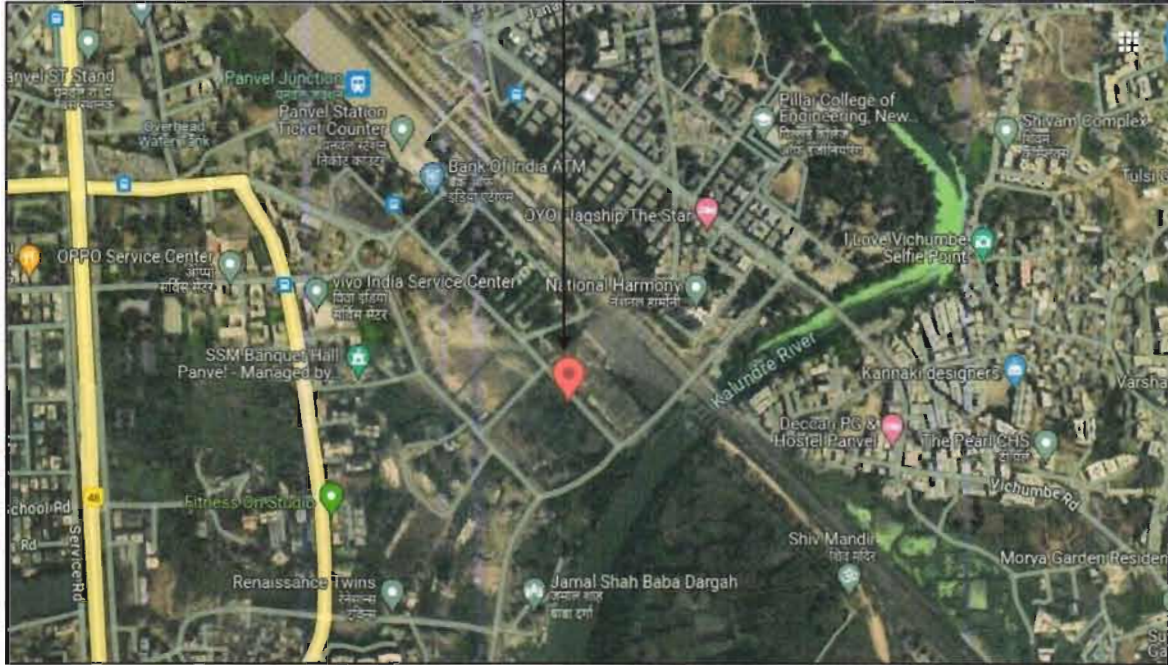
| Particulars | Market Value (₹) |
|---|------------------|
| Realizable Value / Fair Market Value as on date in ₹ | 89,36,42,320.00 |
| Final Realizable Value After Completion in ₹ | 98,30,06,552.00 |
| Cost of Construction (Total Built up area x Rate) 71412 Sq. Ft. x ₹ 2400.00 | 17,13,88,800.00 |

| Part - C (Extra Items) | Amount in ₹ |
|---|---|
| 1. Portico | N.A. Building Construction work not yet started |
| 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 not yet started |
| 2. Glazed tiles | |
| 3. Extra sinks and bath tub | |
| 4. Marble / ceramic tiles flooring | |
| 5. Interior decorations | |

Route Map of the property

Site ulr




Latitude Longitude: 18°59'08.6"N 73°07'27.5"E

Note: The Blue line shows the route to site from nearest railway station (Panvel – 600 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: 2023/2024

Selected District: रायगड

Select Taluka: पनवेल

Select Village: मौजे : पनवेल (पनवेल महानगरपालिका)

Search By: Survey No Location

Language: English

| Select | उपविभाग | कुली वरील | निवासी सधनिक | वैदिक | पुण्ये | वैधानिक | एकक (Rs.) |
|----------|---|--------------|-----------------|--------|--------|---------|--------------|
| SurveyNo | 1/10-मिठको सोडुल उर्वरील निवासी क्षेत्र | 37900 | 100900 | 111800 | 122600 | 111800 | चौ. मीटर |
| SurveyNo | 1/11-पनवेल इन्स्टीटयल विभाग, मार्केट वार्ड इन्स्टीटयल विभाग गाडी नदी लगतचा | 21200 | 83800 | 68600 | 76700 | 68600 | चौ. मीटर |
| SurveyNo | 1/12-मौजे (गांव) न्यु पनवेल केंद्र मुख्यालयदर विभाग 1 केंद्रा गावठाण | 16600 | 48400 | 64700 | 60600 | 64700 | चौ. मीटर |
| SurveyNo | 1/13-मौजे (गांव) न्यु पनवेल केंद्र सिविक विभाग - न्यु पनवेल (वेस्ट) (सेक्टर केंद्र) मुख्यालय विभाग 2, अमरावली गावठाणासह | 36100 | 97700 | 104600 | 121900 | 104600 | चौ. मीटर |
| SurveyNo | 1/14-मौजे- (गांव) न्यु पनवेल (इस्ट) मुख्यालय विभाग 3 | 43500 | 95900 | 110400 | 119400 | 110400 | चौ. मीटर |

1 2 3 4 5 6 7 8 9 10 ...

1, 1R, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15R, 16, 17, 18, 19

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Price Indicators

2 BHK Flat ₹80.0 L (RM starts at 3972 K)

By TRICITY REALTY LLP
Tricity Crest, Panvel, Near Mumbai

865 sq.ft Built Up Area | ₹25 K/sq.ft Avg. Price | 2 BHK Configuration | 1st Dec. 2026 Possession Status | Middle of 14 Floors | East facing Facing | Unfurnished Furnishing

1 BHK Flat ₹52.0 L (RM starts at 2754 K)

By TRICITY REALTY LLP
Tricity Crest, Panvel, Near Mumbai

650 sq.ft Built Up Area | ₹8.00 K/sq.ft Avg. Price | 1 BHK Configuration | 1st Dec. 2026 Possession Status | Middle of 14 Floors | East facing Facing | Unfurnished Furnishing

Price Indicators

1 BHK Flat ₹60.0 L (EMI starts at ₹1,774)

By TRICITY REALTY LLP
Tricity Crest, Narvesh, New Mumbai

550 sq.ft Built Up Area | ₹23 K/sq.ft Avg. Price | 1BHK Configuration | 31st Dec. 2025 Possession Status | Middle of 24 floors | East facing Facing | Unfurnished Furnishing

Tricity Crest ₹29.81 L - ₹83.0 L | ₹795 K/sq.ft (EMI starts at ₹15,794)

By TRICITY REALTY LLP
Narvesh, New Mumbai

1, 2 BHK Apartments Configurations | Dec. 2027 Possession Starts | 795 K/sq.ft Avg. Price | 373.00 sq.ft. - 1050.00 sq.ft. (Target Area Sizes)

Price Indicators

This screenshot shows a property listing on the 99acres website. The property is a 2BHK 2Baths unit with a price of 74 Lac. The listing includes a 'Property (3)' image of a modern high-rise building. Key details include: Carpet area of 550 sq.ft., 2 bedrooms, 2 bathrooms, and 1 balcony. The price is 74 Lac, which is approximately 13,454 per sq.ft. The property is located in Tricity Crest, Sector 20, New Panel, New Mumbai. It is a 14th-floor unit in a 14-story building. The completion date is listed as April 2024.

This screenshot shows another property listing on the 99acres website. The property is a 1BHK 1Bath unit with a price of 54 Lac. The listing includes a 'Property (3)' image of a modern high-rise building. Key details include: Carpet area of 420 sq.ft., 1 bedroom, 1 bathroom, and 1 balcony. The price is 54 Lac, which is approximately 12,700 per sq.ft. The property is located in Tricity Crest, Sector 20, New Panel, New Mumbai. It is a 9th-floor unit in a 14-story building. The completion date is listed as April 2024.

Price Indicators Projects nearby Locality

HOUSING.COM
Buy in New Mumbai

+ Add

Download App
Last PM

New in New Mumbai / Project / Neelkanth Naivedya

Last updated Aug 27, 2021


Neelkanth Naivedya

By NEELKANTH CONSTRUCTIONS

Phase: New Project

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Contact Seller




2-3 BHK Apartments Configurations

Sep. 2021 Possession Starts


14.17 K/sq.ft Avg. Price

493.00 sq.ft. - 672.00 sq.ft. (Carpet Area) Sizes

Project Images



Project Images



+ 5 more

HOUSING.COM
Buy in New Mumbai

+ Add

Download App
Last PM

New in New Mumbai / Project / Gee Cee Aspira 206

Last updated Feb 10, 2021


Gee Cee Aspira 206

By GEECEE VENTURES LTD.

Plot No: 1-2, Sector: 1, New Mumbai - 401104, New Mumbai

[Become the First to Rate](#)

Contact Developer




1, 2 BHK Apartments Configurations

Ready to Move Possession Status


17.84 K - 16.96 K/sq.ft Avg. Price

404.00 sq.ft. - 690.00 sq.ft. (Carpet Area) Sizes

Project Images



Project Images



+ 18 more

Price Indicators Projects nearby Locality

Kalpataru Park Riviera

₹78.1 L - 1.1 Cr | 12.68 K/sq.ft
EPM starts at 38.77 k

By KALPATARU GROUP
Old Mumbai - Pune Expressway, Opp. Rajmukh Mahanagar Market, Old Fergus, Fergus, New Mumbai

Project Images

2, 3 BHK Apartments Configurations Dec. 2025 Possession Starts 12.68 K/sq.ft Avg. Price 616.00 sq.ft - 868.00 sq.ft Carpet Area Sizes

2 BHK Flat

₹1.0 Cr EPM starts at 49.65 k

By GORTEL PROPERTIES LTD
Goregaon Sky Garden, Sakinaka, Goregaon, New Mumbai

1060 sq.ft Built Up Area 9.52 K/sq.ft Avg. Price 2 Year Old Age of property Ready to move Possession status Middle of 20 floors North-East facing Facing Unfurnished Furnishing

Price Indicators Projects nearby Locality

HOUSING.COM Buy | Rent | Sell | Home Loans

La Mer Regency

₹56.5 L - 83.5 L | 13.85 K/sq ft
EMI starts at 2492 ₹

1, 2 BHK Apartments Configurations

Mar. 2027 Possession Starts

13.85 K/sq ft Avg. Price

415.00 sq ft - 596.00 sq ft (Carpet Area) Sales

24 more

magicbricks Buy | Rent | Sell | Home Loans

₹1.06 Cr EMI - ₹48k | Get pre-approved loan

2 BHK 998 Sq-ft Flat For Sale in Takka Colony, Navi Mumbai

2 Beds | 2 Baths | 2 Balconies | 1 Covered Parking

Carpet Area: 713 sqft - ₹14,867/sqft

Floor: 5 (Out of 14 Floors)

Transaction Type: New Property

Facing: East

Lifts: 3

Furnished Status: Unfurnished

Car Parking: 1 Covered

Type Of Ownership: Freehold

Age Of Construction: Under Construction

Opp Panchmukhi Hanuman Temple

Contact Agent | Get Phone No.

More Details

Price Breakup: ₹1.06 Cr | ₹5,30,000 Approx. Registration Charges | ₹3,000 Monthly

Booking Amount: ₹5.0 Lac

RERA ID: P52000028505

Address: Mahatma Gandhi Road, Parvel, Takka Colony, Navi Mumbai - Central Navi Mumbai, Maharashtra

Landmarks: Opp Panchmukhi Hanuman Temple

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 : 08.02.2024

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

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.02.08 17:27:52 +05'30'

Auth. Sign.

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)

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| Enclosures | |
|---|----------|
| Declaration-cum-undertaking from the valuer (Annexure- I) | Attached |
| Model code of conduct for valuer - (Annexure - II) | Attached |

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 M/s. Tricity Realty LLP |
| 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 – Technical 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 - 27.01.2024 Valuation Date - 08.02.2024 Date of Report - 08.02.2024 |
| 6. | Inspections and/or investigations undertaken; | Physical Inspection done on date 27.01.2024 |
| 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 **08th February 2024** 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

(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
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
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Auth. Sign.

Think.Innovate.Create