

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Tricity Bliss"

"Tricity Bliss", Development Permission for Residential Cum Commercial Building on Plot No. 340, Sector – 26 at Village Pushpak Wahal, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN – 410 206, State - Maharashtra, Country - India

Latitude Longitude: 18°57'50.0"N 73°01'45.9"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



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

MASTER VALUATION REPORT OF "Tricity Bliss"

**"Tricity Bliss", Development Permission for Residential Cum Commercial Building on Plot No. 340,
Sector – 26 at Village Pushpak Wahal, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN – 410 206,
State - Maharashtra, Country - India**

Latitude Longitude: 18°57'50.0"N 73°01'45.9"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 **28th February 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Tricity Bliss", Development Permission for Residential Cum Commercial Building on Plot No. 340, Sector – 26 at Village Pushpak Wahal, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN – 410 206, State - Maharashtra, Country - India. It is about 1.5 Km. distance from Bamandongri railway station of Harbour Line Railway of Central Railway. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing 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 Bliss	P52000052273
Register office address	M/s. Tricity Realty LLP. Office at 1001/1002, "Bhumiraj Costarica", Plot No. 1 & 2, Sector 18, Opp. Palm Beach Road, Near Moraj Residency, Sanpada (East), Navi Mumbai – 400 705, State - Maharashtra, Country India.	
Contact Numbers	Contact Person : Mrs. Rupali Gadhve (Contact No. 022-66766676) Mr. Zishant (Sales Person - Mobile No - 9930007393)	
E – mail ID & Website	rupali@tricityltd.com www.tricityltd.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Internal Road
On or towards South	Open Plot
On or towards East	Open Plot
On or towards West	Open Plot



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Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,

**The Branch Manager,
State Bank of India**Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",
5th Floor, C-6, 'G' Block,
Bandra Kurla Complex, Bandra (East),
Mumbai – 400 051, State - Maharashtra, Country - India**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I		General	
1.	Purpose for which the valuation is made	:	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection	: 28.02.2024
	b)	Date on which the valuation is made	: 08.03.2024
3.	List of documents produced for Perusal		
	1. Copy of Legal Title Report & Search Report from Adv. Abhimanyu H. Jadhav dated 08.06.2023.		
	2. Copy of Affidavit – Cum – Declaration of M/s. Tricity Realty LLP date 26.08.2023		
	3. Copy of Tripartite Agreement date 17.05.2022 b/w. CIDCO (the Corporation) AND M/s. Shree Ganesh Enterprises (the Original Licensee) AND M/s. Tricity Realty LLP (the New Licensees)		
	4. Copy of Lease Agreement dated 08.07.2019 Between CIDDCO & City Gold Farming Private Ltd. Doc No. Panvel 1/6512/2019.		
	5. Copy of Tripartite Agreement date 07.12.2019 b/w. CIDCO (the Lessor) AND M/s. City Gold Farming Pvt. Ltd. AND (the Original Licensee) AND M/s. Shree Ganesh Enterprises (the NEW Licensees)		
	6. Copy of Agreement to Lease date 03.07.2019 b/w. M/s. City Gold Farming Pvt. Ltd. AND (the Original Licensee) AND CIDCO (the Licensor)		
	7. Copy of Supplemental Agreement to the Original LLP Agreement date 20.08.2016 on Admission of a New Partner & for the Retirement of Partner		
	8. Copy of Engineer's Certificate dated 31.12.2023 issued by Mr. Mayuri Popat Mane (As per RERA Certificate)		
	9. Copy of Architect's Certificate dated 03.01.2024 issued by Dimensions Architects Pvt. Ltd. (As per RERA Certificate)		
	10. Copy of NOC for carrying out Development dated 09.01.2023 issued by CIDCO. Doc No. CIDCO/CLSO(LA)/02/MTHL/2022/E-176639		
	11. Copy of MAHARERA Registration Certificate of Project No. P52000052273 issued by Maharashtra Real Estate Regulatory Authority date 09.08.2023. Last Modified date 28.02.2024		
	12. Copy of NOC for Height Clearance No. NAVI/WEST/B/122221/642053 date 31.01.2022 issued by Airports Authority of India. Valid Up to : 31.01.2030.		
	13. Copy of Provisional NOC Fire Protection No. CIDCO/FIRE/HQ/2023/E-198286 date 03.04.2023 issued by Chief Fire Officer CIDCO Fire Service.		
	14. Copy of CA Certificate dated 13.07.2023 issued by CA. Vikas Kamra & Co.		

**Vastukala Consultants (I) Pvt. Ltd.**

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	15. Copy of Tripartite Agreement Between 1 st Part CIDCO Maharashtra Limited 2 nd Part M/S Shree Ganesh Enterprises & 3 rd Part M/S. Tricity Realty LLP dated 30.03.2022. Doc No. Panvel/3/8764/2022				
	16. Copy of Amended Commencement Certificate CIDCO / BP-18057 / TPO (NM & K) / 2022 / 10671 dated 06.06.2023 issued by Associate Planner CIDCO Proposed in 1 Ground Floor + 10th floor.				
	17. Copy of Approved Plan CIDCO / BP-18057 / TPO (NM & K) / 2022 / 10671 dated 06.06.2023 issued by Associate Planner CIDCO (Number of Copies – Sheet No. 1 / 3 to 3/3) Approved upto:				
	<table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Tricity Bliss</td> <td>Ground (Part) + Stilt (Part) + 1st to 10th Upper Floors.</td> </tr> </tbody> </table>	Building	Number of Floors	Tricity Bliss	Ground (Part) + Stilt (Part) + 1 st to 10 th Upper Floors.
Building	Number of Floors				
Tricity Bliss	Ground (Part) + Stilt (Part) + 1 st to 10 th Upper Floors.				
	Project Name (with address & phone nos.) : "Tricity Bliss", Development Permission for Residential Cum Commercial Building on Plot No. 340, Sector – 26 at Village Pushpak Wahal, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN – 410 206, 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. 1 & 2, Sector 18, Opp. Palm Beach Road, Near Moraj Residency, Sanpada (East), Navi Mumbai – 400 705, State - Maharashtra, Country India. Contact Person : Mrs. Rupali Gadhawe (Contact No. 022-66766676) Mr. Zishant (Sales Person - Mobile No - 9930007393)				
5.	Brief description of the property (Including Leasehold / freehold etc.) :				
	About "Tricity Bliss" Project: Tricity Bliss New Launch Ulwe is an Upcoming project in Sector 26 Navi Mumbai by Balaji Group's Tricity Bliss New Launch Ulwe Sector 26 is offering 1BHK & Shops of sizes On Request. Tricity Bliss Ulwe Sector 26 is coming with world class facilities including all the necessary amenities. Looking for a 1 bhk property for sale in navi mumbai? Buy this 1 bhk flat in Tricity Bliss that is situated in sector 26 ulwe, navi mumbai. This is a east-Facing property. The floor plan additionally contains 1 bedroom(s), 1 bathrooms and 1 balconies. All in all, the flat is spread over a built up area of 675 sq.Ft. The flat has a total of 13 floors and this property is situated on 6th floor. This is Under construction. Moreover, this property offers close proximity to important landmarks such as close to school, close to hospital, close to market and close to railway station. Many of the modern amenities being offered, like swimming pool, security personnel, maintenance staff, club house / community center, fitness centre / gym, park and lift(s), will provide a pleasant living experience for you. The housing society ensures a continuous supply of water to your flat from municipal corporation.				
	TYPE OF THE BUILDING				
	<table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Tricity Bliss</td> <td>Proposed Ground (Part) + Stilt (Part) + 1st to 13th Upper Floors as per information provided by builder. The building permission as on date is received till Ground (Part)</td> </tr> </tbody> </table>	Building	Number of Floors	Tricity Bliss	Proposed Ground (Part) + Stilt (Part) + 1 st to 13 th Upper Floors as per information provided by builder. The building permission as on date is received till Ground (Part)
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		+ Stilt (Part) + 1st to 10th Upper Floors.	
LEVEL OF COMPLETEION:			
Building	Present stage of Construction	Percentage of work completion	
Tricity Bliss	RCC work upto 10 th floor slab is completed. Brick work upto 8 th floor & Internal / External plaster work upto 8 th floor is completed.	50%	
DATE OF COMPLETION & FUTURE LIFE:			
Expected completion date as informed by builder is 31st December 2026 (As per MAHARERA Certificate) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.			
PROPOSED PROJECT AMENITIES:			
<ul style="list-style-type: none"> ➤ Vitrified tiles flooring in all rooms ➤ Granite Kitchen platform with Stainless Steel Sink ➤ Powder coated aluminum sliding windows with M.S. Grills ➤ Laminated wooden flush doors with Safety door ➤ Concealed wiring ➤ Concealed plumbing ➤ Children Play Area ➤ Club House ➤ Yoga Room ➤ Multipurpose Area ➤ Garden 			
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot No. 340, Sector – 26
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	Plot No. 340, Sector – 26 at Village Pushpak Wahal
	d) Ward / Taluka	:	Taluka – Panvel
	e) Mandal / District	:	District – Raigad
7.	Postal address of the property	:	"Tricity Bliss" , Development Permission for Residential Cum Commercial Building on Plot No. 340, Sector – 26 at Village Pushpak Wahal, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN – 410 206, State - Maharashtra, Country - India
8.	City / Town	:	Pushpak Wahal, Navi Mumbai
	Residential area	:	Yes
	Commercial area	:	Yes
	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 /	:	CIDCO, Village – Pushpak Wahal

	Municipality		
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.	Boundaries of the property	As per Documents	As per RERA Certificate
	North	20 Mtr. Road	20 Mtr. Road
	South	Plot No. 345 & 346	Plot No. 340, Sector 26.
	East	Plot No. 339	Plot No – 339
	West	Plot No. 341	Plot No - 341
13.	As per Documents	As per RERA Certificate	As per Site
	North	20 Mtr. Road	Internal Road
	South	Plot No. 345 & 346	Open Plot
	East	Plot No. 339	Open Plot
	West	Plot No. 341	Open Plot
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°57'50.0"N 73°01'45.9"E
14.	Extent of the site	:	Plot area – 2269.45 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 – 2269.45 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 is in progress
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 CIDCO / BP-18057 / TPO (NM & K) / 2022 / 10671 dated 06.06.2023 issued by Associate Planner

			CIDCO (Number of Copies – Sheet No. 1 / 3 to 3/3) Approved upto:									
			<table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Tricity Bliss</td> <td>Ground (Part) + Stilt (Part) + 1st to 10th Upper Floors.</td> </tr> </tbody> </table>	Building	Number of Floors	Tricity Bliss	Ground (Part) + Stilt (Part) + 1 st to 10 th Upper Floors.					
Building	Number of Floors											
Tricity Bliss	Ground (Part) + Stilt (Part) + 1 st to 10 th Upper Floors.											
10.	Corner plot or intermittent plot?	:	Corner									
11.	Road facilities	:	Yes									
12.	Type of road available at present	:	W. B. M. Road									
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	06.00 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 – 2269.45 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)	:	₹ 56,700.00 per Sq. M. for Residential ₹ 4750.00 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 colspan="3">As per Approved Plan & RERA</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>2269.45</td> <td>4750</td> <td>1,07,79,888.00</td> </tr> </tbody> </table>	As per Approved Plan & RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	2269.45	4750	1,07,79,888.00
As per Approved Plan & RERA												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
2269.45	4750	1,07,79,888.00										
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 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	:										

Wing	Number of Floors				
Tricity Bliss	Proposed Ground (Part) + Stilt (Part) + 1 st to 13 th Upper Floors as per information provided by builder. The building permission as on date is received till Ground (Part) + Stilt (Part) + 1st to 10th 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 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 CIDCO / BP-18057 / TPO (NM & K) / 2022 / 10671 dated 06.06.2023 issued by Associate Planner CIDCO (Number of Copies – Sheet No. 1 / 3 to 3/3)				
h) Approved map / plan issuing authority	: Approved upto: <table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Tricity Bliss</td> <td>Ground (Part) + Stilt (Part) + 1st to 10th Upper Floors.</td> </tr> </tbody> </table>	Building	Number of Floors	Tricity Bliss	Ground (Part) + Stilt (Part) + 1 st to 10 th 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
2.	Compound Wall	:
	Height	: N.A. Building Construction work is in progress
	Length	:
	Type of construction	:
3.	Electrical installation	: 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	:	-
4.	Plumbing installation		
	a) No. of water closets and their type	:	N.A. Building Construction work is in progress
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**Remarks:**

<i>Proposed as per site information</i>	<i>As per Sanctioned Approval Plan</i>
Number of Floors	Copy of Approved Plan CIDCO / BP-18057 / TPO (NM & K) / 2022 / 10671 dated 06.06.2023 issued by Associate Planner CIDCO
Proposed Ground (Part) + Stilt (Part) + 1st to 13th Upper Floors.	
	Approved upto:
	Number of Floors
	Ground (Part) + Stilt (Part) + 1st to 10th Upper Floors.

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. CIDCO. Accordingly we have given the separate valuation of approved and proposed construction given by Builder only.

1a) Tricity Bliss (Approved Inventory):

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 ₹
1	101	1	1 BHK	405	446	12600	51,03,000	54,09,180	11500	11,58,300
2	102	1	1 BHK	405	446	12600	51,03,000	54,09,180	11500	11,58,300
3	103	1	1 BHK	405	446	12600	51,03,000	54,09,180	11500	11,58,300
4	104	1	1 BHK	405	446	12600	51,03,000	54,09,180	11500	11,58,300
5	105	1	1 BHK	405	446	12600	51,03,000	54,09,180	11500	11,58,300
6	106	1	1 BHK	405	446	12600	51,03,000	54,09,180	11500	11,58,300
7	107	1	1 BHK	405	446	12600	51,03,000	54,09,180	11500	11,58,300
8	108	1	1 BHK	405	446	12600	51,03,000	54,09,180	11500	11,58,300
9	109	1	1 BHK	413	454	12600	52,03,800	55,16,028	11500	11,81,180
10	110	1	1 BHK	413	454	12600	52,03,800	55,16,028	11500	11,81,180
11	111	1	1 BHK	405	446	12600	51,03,000	54,09,180	11500	11,58,300
12	112	1	1 BHK	405	446	12600	51,03,000	54,09,180	11500	11,58,300
13	201	2	1 BHK	405	446	12640	51,19,200	54,26,352	11500	11,58,300

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 ₹
14	202	2	1 BHK	405	446	12640	51,19,200	54,26,352	11500	11,58,300
15	203	2	1 BHK	405	446	12640	51,19,200	54,26,352	11500	11,58,300
16	204	2	1 BHK	405	446	12640	51,19,200	54,26,352	11500	11,58,300
17	205	2	1 BHK	405	446	12640	51,19,200	54,26,352	11500	11,58,300
18	206	2	1 BHK	405	446	12640	51,19,200	54,26,352	11500	11,58,300
19	207	2	1 BHK	405	446	12640	51,19,200	54,26,352	11500	11,58,300
20	208	2	1 BHK	405	446	12640	51,19,200	54,26,352	11500	11,58,300
21	209	2	1 BHK	413	454	12640	52,20,320	55,33,539	11500	11,81,180
22	210	2	1 BHK	413	454	12640	52,20,320	55,33,539	11500	11,81,180
23	211	2	1 BHK	405	446	12640	51,19,200	54,26,352	11500	11,58,300
24	212	2	1 BHK	405	446	12640	51,19,200	54,26,352	11500	11,58,300
25	301	3	1 BHK	405	446	12680	51,35,400	54,43,524	11500	11,58,300
26	302	3	1 BHK	405	446	12680	51,35,400	54,43,524	11500	11,58,300
27	303	3	1 BHK	405	446	12680	51,35,400	54,43,524	11500	11,58,300
28	304	3	1 BHK	405	446	12680	51,35,400	54,43,524	11500	11,58,300
29	305	3	1 BHK	405	446	12680	51,35,400	54,43,524	11500	11,58,300
30	306	3	1 BHK	405	446	12680	51,35,400	54,43,524	11500	11,58,300
31	307	3	1 BHK	405	446	12680	51,35,400	54,43,524	11500	11,58,300
32	308	3	1 BHK	405	446	12680	51,35,400	54,43,524	11500	11,58,300
33	309	3	1 BHK	413	454	12680	52,36,840	55,51,050	11500	11,81,180
34	310	3	1 BHK	413	454	12680	52,36,840	55,51,050	11500	11,81,180
35	311	3	1 BHK	405	446	12680	51,35,400	54,43,524	11500	11,58,300
36	312	3	1 BHK	405	446	12680	51,35,400	54,43,524	11500	11,58,300
37	401	4	1 BHK	405	446	12720	51,51,600	54,60,696	11500	11,58,300
38	402	4	1 BHK	405	446	12720	51,51,600	54,60,696	11500	11,58,300
39	403	4	1 BHK	405	446	12720	51,51,600	54,60,696	11500	11,58,300
40	404	4	1 BHK	405	446	12720	51,51,600	54,60,696	11500	11,58,300
41	405	4	1 BHK	405	446	12720	51,51,600	54,60,696	11500	11,58,300
42	406	4	1 BHK	405	446	12720	51,51,600	54,60,696	11500	11,58,300
43	407	4	1 BHK	405	446	12720	51,51,600	54,60,696	11500	11,58,300
44	408	4	1 BHK	405	446	12720	51,51,600	54,60,696	11500	11,58,300
45	409	4	1 BHK	413	454	12720	52,53,360	55,68,562	11500	11,81,180
46	410	4	1 BHK	413	454	12720	52,53,360	55,68,562	11500	11,81,180
47	411	4	1 BHK	405	446	12720	51,51,600	54,60,696	11500	11,58,300
48	412	4	1 BHK	405	446	12720	51,51,600	54,60,696	11500	11,58,300
49	501	5	1 BHK	405	446	12760	51,67,800	54,77,868	11500	11,58,300
50	502	5	1 BHK	405	446	12760	51,67,800	54,77,868	11500	11,58,300
51	503	5	1 BHK	405	446	12760	51,67,800	54,77,868	11500	11,58,300

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 ₹
52	504	5	1 BHK	405	446	12760	51,67,800	54,77,868	11500	11,58,300
53	505	5	1 BHK	405	446	12760	51,67,800	54,77,868	11500	11,58,300
54	506	5	1 BHK	405	446	12760	51,67,800	54,77,868	11500	11,58,300
55	507	5	1 BHK	405	446	12760	51,67,800	54,77,868	11500	11,58,300
56	508	5	1 BHK	405	446	12760	51,67,800	54,77,868	11500	11,58,300
57	509	5	1 BHK	413	454	12760	52,69,880	55,86,073	11500	11,81,180
58	510	5	1 BHK	413	454	12760	52,69,880	55,86,073	11500	11,81,180
59	511	5	1 BHK	405	446	12760	51,67,800	54,77,868	11500	11,58,300
60	512	5	1 BHK	405	446	12760	51,67,800	54,77,868	11500	11,58,300
61	601	6	1 BHK	405	446	12800	51,84,000	54,95,040	11500	11,58,300
62	602	6	1 BHK	405	446	12800	51,84,000	54,95,040	11500	11,58,300
63	603	6	1 BHK	405	446	12800	51,84,000	54,95,040	11500	11,58,300
64	604	6	1 BHK	405	446	12800	51,84,000	54,95,040	11500	11,58,300
65	605	6	1 BHK	405	446	12800	51,84,000	54,95,040	11500	11,58,300
66	606	6	1 BHK	405	446	12800	51,84,000	54,95,040	11500	11,58,300
67	607	6	1 BHK	405	446	12800	51,84,000	54,95,040	11500	11,58,300
68	608	6	1 BHK	405	446	12800	51,84,000	54,95,040	11500	11,58,300
69	609	6	1 BHK	413	454	12800	52,86,400	56,03,584	11500	11,81,180
70	610	6	1 BHK	413	454	12800	52,86,400	56,03,584	11500	11,81,180
71	611	6	1 BHK	405	446	12800	51,84,000	54,95,040	11500	11,58,300
72	612	6	1 BHK	405	446	12800	51,84,000	54,95,040	11500	11,58,300
73	701	7	1 BHK	405	446	12840	52,00,200	55,12,212	11500	11,58,300
74	702	7	1 BHK	405	446	12840	52,00,200	55,12,212	11500	11,58,300
75	703	7	1 BHK	405	446	12840	52,00,200	55,12,212	11500	11,58,300
76	704	7	1 BHK	405	446	12840	52,00,200	55,12,212	11500	11,58,300
77	705	7	1 BHK	405	446	12840	52,00,200	55,12,212	11500	11,58,300
78	706	7	1 BHK	405	446	12840	52,00,200	55,12,212	11500	11,58,300
79	707	7	1 BHK	405	446	12840	52,00,200	55,12,212	11500	11,58,300
80	708	7	1 BHK	405	446	12840	52,00,200	55,12,212	11500	11,58,300
81	709	7	1 BHK	413	454	12840	53,02,920	56,21,095	11500	11,81,180
82	710	7	1 BHK	413	454	12840	53,02,920	56,21,095	11500	11,81,180
83	711	7	1 BHK	405	446	12840	52,00,200	55,12,212	11500	11,58,300
84	712	7	1 BHK	405	446	12840	52,00,200	55,12,212	11500	11,58,300
85	801	8	1 BHK	405	446	12880	52,16,400	55,29,384	11500	11,58,300
86	802	8	1 BHK	405	446	12880	52,16,400	55,29,384	11500	11,58,300
87	803	8	1 BHK	405	446	12880	52,16,400	55,29,384	11500	11,58,300
88	804	8	1 BHK	405	446	12880	52,16,400	55,29,384	11500	11,58,300
89	805	8	1 BHK	405	446	12880	52,16,400	55,29,384	11500	11,58,300

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 ₹
90	806	8	1 BHK	405	446	12880	52,16,400	55,29,384	11500	11,58,300
91	807	8	1 BHK	405	446	12880	52,16,400	55,29,384	11500	11,58,300
92	808	8	1 BHK	405	446	12880	52,16,400	55,29,384	11500	11,58,300
93	809	8	1 BHK	413	454	12880	53,19,440	56,38,606	11500	11,81,180
94	810	8	1 BHK	413	454	12880	53,19,440	56,38,606	11500	11,81,180
95	811	8	1 BHK	405	446	12880	52,16,400	55,29,384	11500	11,58,300
96	812	8	1 RK	262	288	12880	33,74,560	35,77,034	7500	7,49,320
97	901	9	1 BHK	405	446	12920	52,32,600	55,46,556	11500	11,58,300
98	902	9	1 BHK	405	446	12920	52,32,600	55,46,556	11500	11,58,300
99	903	9	1 BHK	405	446	12920	52,32,600	55,46,556	11500	11,58,300
100	904	9	1 BHK	405	446	12920	52,32,600	55,46,556	11500	11,58,300
101	905	9	1 BHK	405	446	12920	52,32,600	55,46,556	11500	11,58,300
102	906	9	1 BHK	405	446	12920	52,32,600	55,46,556	11500	11,58,300
103	907	9	1 BHK	405	446	12920	52,32,600	55,46,556	11500	11,58,300
104	908	9	1 BHK	405	446	12920	52,32,600	55,46,556	11500	11,58,300
105	909	9	1 BHK	413	454	12920	53,35,960	56,56,118	12000	11,81,180
106	910	9	1 BHK	413	454	12920	53,35,960	56,56,118	12000	11,81,180
107	911	9	1 BHK	405	446	12920	52,32,600	55,46,556	11500	11,58,300
108	912	9	1 BHK	405	446	12920	52,32,600	55,46,556	11500	11,58,300
109	1001	10	1 BHK	405	446	12960	52,48,800	55,63,728	11500	11,58,300
110	1002	10	1 BHK	405	446	12960	52,48,800	55,63,728	11500	11,58,300
111	1003	10	1 BHK	405	446	12960	52,48,800	55,63,728	11500	11,58,300
112	1004	10	1 BHK	405	446	12960	52,48,800	55,63,728	11500	11,58,300
113	1005	10	1 BHK	405	446	12960	52,48,800	55,63,728	11500	11,58,300
114	1006	10	1 BHK	405	446	12960	52,48,800	55,63,728	11500	11,58,300
115	1007	10	1 BHK	405	446	12960	52,48,800	55,63,728	11500	11,58,300
116	1008	10	1 BHK	405	446	12960	52,48,800	55,63,728	11500	11,58,300
117	1009	10	1 BHK	413	454	12960	53,52,480	56,73,629	12000	11,81,180
118	1010	10	1 BHK	413	454	12960	53,52,480	56,73,629	12000	11,81,180
119	1011	10	1 BHK	405	446	12960	52,48,800	55,63,728	11500	11,58,300
120	1012	10	1 RK	262	288	12960	33,95,520	35,99,251	7500	7,49,320
Total				48474	53321		61,94,57,680	65,66,25,141		13,86,35,640

1b) Tricity Bliss (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 ₹
121	1101	11	1 BHK	405	446	13000	52,65,000	55,80,900	11500	11,58,300
122	1102	11	1 BHK	405	446	13000	52,65,000	55,80,900	11500	11,58,300
123	1103	11	1 BHK	405	446	13000	52,65,000	55,80,900	11500	11,58,300
124	1104	11	1 BHK	405	446	13000	52,65,000	55,80,900	11500	11,58,300
125	1105	11	1 BHK	405	446	13000	52,65,000	55,80,900	11500	11,58,300
126	1106	11	1 BHK	405	446	13000	52,65,000	55,80,900	11500	11,58,300
127	1107	11	1 BHK	405	446	13000	52,65,000	55,80,900	11500	11,58,300
128	1108	11	1 BHK	405	446	13000	52,65,000	55,80,900	11500	11,58,300
129	1109	11	1 BHK	413	454	13000	53,69,000	56,91,140	12000	11,81,180
130	1110	11	1 BHK	413	454	13000	53,69,000	56,91,140	12000	11,81,180
131	1111	11	1 BHK	405	446	13000	52,65,000	55,80,900	11500	11,58,300
132	1112	11	1 BHK	405	446	13000	52,65,000	55,80,900	11500	11,58,300
133	1201	12	1 BHK	405	446	13040	52,81,200	55,98,072	11500	11,58,300
134	1202	12	1 BHK	405	446	13040	52,81,200	55,98,072	11500	11,58,300
135	1203	12	1 BHK	405	446	13040	52,81,200	55,98,072	11500	11,58,300
136	1204	12	1 BHK	405	446	13040	52,81,200	55,98,072	11500	11,58,300
137	1205	12	1 BHK	405	446	13040	52,81,200	55,98,072	11500	11,58,300
138	1206	12	1 BHK	405	446	13040	52,81,200	55,98,072	11500	11,58,300
139	1207	12	1 BHK	405	446	13040	52,81,200	55,98,072	11500	11,58,300
140	1208	12	1 BHK	405	446	13040	52,81,200	55,98,072	11500	11,58,300
141	1209	12	1 BHK	413	454	13040	53,85,520	57,08,651	12000	11,81,180
142	1210	12	1 BHK	413	454	13040	53,85,520	57,08,651	12000	11,81,180
143	1211	12	1 BHK	405	446	13040	52,81,200	55,98,072	11500	11,58,300
144	1212	12	1 RK	262	288	13040	34,16,480	36,21,469	7500	7,49,320
145	1301	13	1 BHK	405	446	13080	52,97,400	56,15,244	11500	11,58,300
146	1302	13	1 BHK	405	446	13080	52,97,400	56,15,244	11500	11,58,300
147	1303	13	1 BHK	405	446	13080	52,97,400	56,15,244	11500	11,58,300
148	1304	13	1 BHK	405	446	13080	52,97,400	56,15,244	11500	11,58,300
149	1305	13	1 BHK	405	446	13080	52,97,400	56,15,244	11500	11,58,300
150	1306	13	1 BHK	405	446	13080	52,97,400	56,15,244	11500	11,58,300
151	1307	13	1 BHK	405	446	13080	52,97,400	56,15,244	11500	11,58,300
152	1308	13	1 BHK	405	446	13080	52,97,400	56,15,244	11500	11,58,300
153	1309	13	1 BHK	413	454	13080	54,02,040	57,26,162	12000	11,81,180
154	1310	13	1 BHK	413	454	13080	54,02,040	57,26,162	12000	11,81,180
155	1311	13	1 BHK	405	446	13080	52,97,400	56,15,244	11500	11,58,300
156	1312	13	1 BHK	405	446	13080	52,97,400	56,15,244	11500	11,58,300
Total				14485	15934		18,88,84,400	20,02,17,463		4,14,27,100

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 RK - 02 1 BHK - 118	120	48474	53321	61,94,57,680.00	65,66,25,141.00
Proposed	1 RK - 01 1 BHK - 35	36	14485	15934	18,88,84,400.00	20,02,17,463.00
Total		156	62959	69255	80,83,42,080.00	85,68,42,604.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	80,83,42,080.00
Final Realizable Value After Completion in ₹	85,68,42,604.00
Cost of Construction (Total Built up area x Rate) 69255 Sq. Ft. x ₹ 2600.00	18,00,63,000.00

Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
50	69255	18,00,63,000.00	9,00,31,500.00

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		

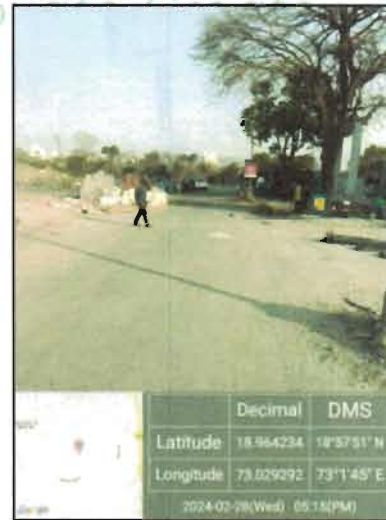
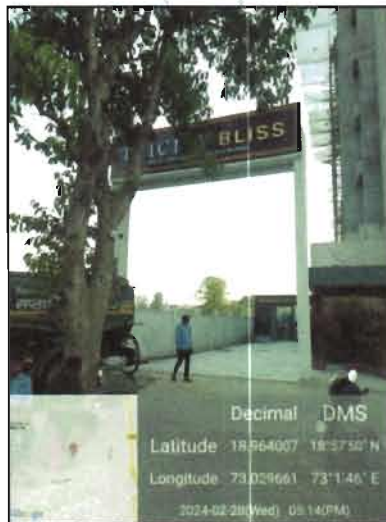
Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	N.A. Building Construction work is in progress
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total		

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	:	
Realizable Value / Fair Market Value as on date in ₹		:	₹ 80,83,42,080.00
Final Realizable Value After Completion in ₹		:	₹ 85,68,42,604.00

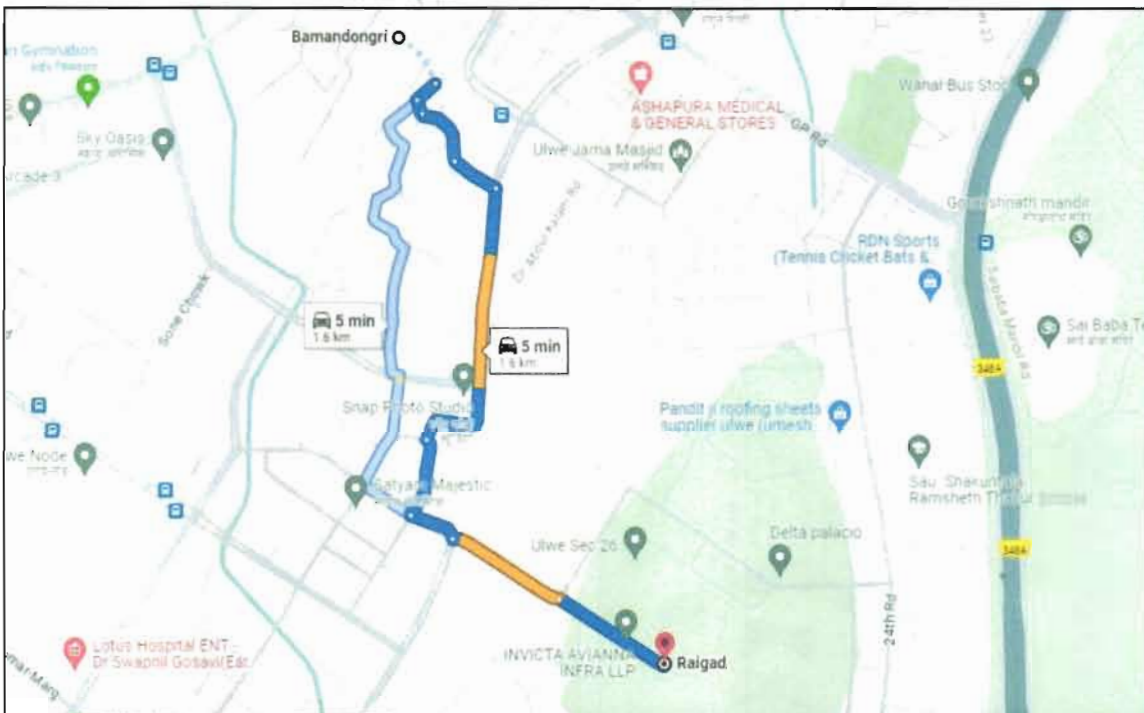
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must 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 ₹ 11,500.00 to ₹ 14,500.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 12,600.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 18°57'50.0"N 73°01'45.9"E

Note: The Blue line shows the route to site from nearest railway station (Bamandongri – 1.5 Km.)

Ready Reckoner Rate



Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

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Year	Annual Statement of Rates			Language
20232024				English
Selected District	रायगड			
Select Taluka	पनवेल			
Select Village	वहाळ			
Vibhag Number	7			
	Assessment Type	Assessment Range	Rate Rs/-	
	जिरायत शेत जमिन	0-1.25	4394400	
	जिरायत शेत जमिन	1.26-2.50	4479600	
	जिरायत शेत जमिन	2.51-5.00	4610200	
	जिरायत शेत जमिन	5.01-7.50	4650400	
	जिरायत शेत जमिन	7.51-10.00	4724500	
	जिरायत शेत जमिन	10.01-12.50	4825600	
	जिरायत शेत जमिन	12.51-न्वा पुढे	5536900	
	बिनशेती जमीनी/पूवंड	0-0.00	4750	
			1 2 3 4	


Department of Registration & Stamps
 Government of Maharashtra

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 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

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Year	Annual Statement of Rates			Language
20232024				English
Selected District	रायगड			
Select Taluka	पनवेल			
Select Village	वहाळ			
Vibhag Number	7			
	Assessment Type	Assessment Range	Rate Rs/-	
	हाथवेचरील जमिनी	0-0.00	5060	
	गावठाणानील मिळकती	0-0.00	6110	
	बांदा--फळबाग	0-0.00	0	
	कातू --फळबाग	0-0.00	0	
	तारळ--फळबाग	0-0.00	0	
	केळी--फळबाग	0-0.00	0	
	सदनिका	0-0.00	56700	
	दुकाने	0-0.00	81300	
			1 2 3 4	

Sales Instances

गावाचे नाव : वहाळ	
3440398 08-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2
	दुय्यम निबंधक सह दु.नि.पनवेल 3 दस्त क्रमांक : 3440/2024 नोंदणी . Regn:63m
गावाचे नाव : वहाळ	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4495000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2461057.83
(4) भू.मापन,घोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन . इतर माहिती: प्लॉट नं 906,नववा मजला, ट्रायसिटी ब्लिस, प्लॉट नं 340,सेक्टर 26,पुष्पक(उलवे) वहाळ,नवी मुंबई,ता पनवेल,जि रायगड.क्षेत्र 37.58 चौ. मी. रेरा कारपेट - 0.00 चौ. मी. एनक्लोज बाल्कनी सी बी /एफबी/छप्पा/डेक/सर्व्हिस स्पेस/नॅचरल टेरेस((Plot Number : 340 ;))
(5) क्षेत्रफळ	37.58 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. ट्रायसिटी रिअल्टी एल एल पी तर्फे भागीदार अर्जुन रेखी तर्फे कु मु म्हणून राकेश आरकडे - - वय:-32 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: 1001/1002, दहावा मजला, भूमिराज कोस्टारिका, प्लॉट नं. 1 आणि 2, सेक्टर18, पामबीच रोड, सानपाडा नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AAKFT6601L
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जैद रियाज - - वय:-32; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: ११-५-२५७/२५८, रेड हिल्स, नामपल्ली, हैद्राबाद आंध्र प्रदेश , आंध्रा प्रदेश, हैदराबाद. पिन कोड:-500004 पॅन नं:-BVOPR0771B
(9) दस्तऐवज करून दिल्याचा दिनांक	22/02/2024
(10)दस्त नोंदणी केल्याचा दिनांक	22/02/2024
(11)अनुक्रमांक,खंड व पृष्ठ	3440/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	269700
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000

Sales Instances

गावाचे नाव : वहाळ	
2610398	सूची क्र.2
08-03-2024	दुय्यम निबंधक : सह दु.नि.पनवेल 3
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	दस्त क्रमांक : 2610/2024
	नोदणी
	Regn.63m
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4495000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2461057.83
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: प्लॉट नं 608,सहावा मजला,ट्रायसिटी बिल्डिंग,प्लॉट नं 340,सेक्टर 26,पुष्पक(उलवे)वहाळ,नवी मुंबई,ता पनवेल,जि रायगड,क्षेत्र 37.58 चौ. मी. रैरा कारपेट + 0.00 चौ. मी. एनक्लोज बाल्कनी सी बी /एफबी/छप्पा/डेक/सर्व्हिस स्पेस/नॅचरल टेरेस((Plot Number : 340 :))
(5) क्षेत्रफळ	37.58 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1). नाव:-मे. ट्रायसिटी रिअल्टी एल एल पी तर्फे भागीदार अर्जुन रेखी तर्फे कु मु म्हणून राकेश आरकडे - - वय:-32 पत्ता:-प्लॉट नं: - , माळा नं: - , इमारतीचे नाव: - , ब्लॉक नं: - , रोड नं: 1001/1002, वहावा मजला, भूमिराज कोस्टारिका, प्लॉट नं. 1 आणि 2, सेक्टर18, पामबीच रोड, सानपाडा नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AAKFT6601L
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अतिका मुस्तफा जोगिलकर - - वय:-36; पत्ता:-प्लॉट नं: - , माळा नं: - , इमारतीचे नाव: - , ब्लॉक नं: - , रोड नं: मु. सोवेली, पो. मृगीज, ता. दापोली, जि. रत्नागिरी, महाराष्ट्र, रत्नागिरी. पिन कोड:-415716 पॅन नं:-AYMPJ5526A
(9) दस्तऐवज करून दिल्याचा दिनांक	09/02/2024
(10)दस्त नोंदणी केल्याचा दिनांक	09/02/2024
(11)अनुक्रमांक,खंड व पृष्ठ	2610/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	269700
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000

Sales Instances

गावाचे नाव : वहाळ	
3886398 08-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2 दुय्यम निबंधक : सह दु.नि.पनवेल 3 दस्त क्रमांक : 3886/2024 नोंदणी . Regn:63m
गावाचे नाव : वहाळ	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4495000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2461057.83
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: फ्लॉट नं 802,आठवा मजला,ट्रायसिटी ब्लिस,प्लॉट नं 340,सेक्टर 26,पुष्पक(उलवे)/वहाळ,नवी मुंबई,ता पनवेल,जि रायगड,क्षेत्र 37.58 चौ. मी. रेरा कारपेट + 0.00 चौ. मी. एनक्लोज बाल्कनी/सी बी /एफबी/छाज्जा/डेक/सर्व्हिस स्पेस/नॅचरल टेरेस((Plot Number : 340 ;))
(5) क्षेत्रफळ	37.58 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. ट्रायसिटी रिअल्टी एल एल पी तर्फे भागोदार अर्जुन रेखी तर्फे कु मु म्हणून रमेश आरकडे -- वय:-32 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: 1001/1002, वहावा मजला, भूमिराज कोस्टारिका, प्लॉट नं. 1 अर्षि 2, सेक्टर18, पामबीच रोड, सातपाडा नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AAKFT6601L
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रेरण संदिप -- वय:-34; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. जे एन -२/७१, रूम नं ४/५, गुलमोहर सोसायटी, लक्षदीप हॉस्पिटल समोर, सेक्टर ९, वाशी, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-APEPA1637C 2): नाव:-संदिप शशीधरन -- वय:-3६; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: जे एन -२/७१, रूम नं ४/५, गुलमोहर सोसायटी, लक्षदीप हॉस्पिटल समोर, सेक्टर ९, वाशी, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-BLLPS9462D
(9) दस्तऐवज करून दिल्याचा दिनांक	28/02/2024
(10)दस्त नोंदणी केल्याचा दिनांक	28/02/2024
(11)अनुक्रमांक,खंड व पृष्ठ	3886/2024
(12)बाजारभावामागे मुद्रांक शुल्क	269700
(13)बाजारभावामागे नोंदणी शुल्क	30000



Price Indicators

99acres Buy ▾ **Navi Mumbai** ✕ Add more

Tricity Bliss ❤️ [View Number](#)

CONSTRUCTION STATUS
Under Construction
 Completion in Dec, 2026

₹ 50.37 - 51.11 L - Charges [Download Brochure](#)

PRICE RANGE
1 BHK Apartment
 1 BHK Apartment
 Carpet Area: 404.51 - 413.44 sq.ft. [View](#) [Filter](#) [411 sq. ft.](#)

₹ 50.37 - 51.11 L - Charges

HOUSING Buy in Navi Mumbai [View](#) [402](#)

Tricity Bliss [View](#) [402](#) **₹ 49.0 L - 50.0 L**
 (EMI starts at ₹25.95 k)

By **TRICITY REALTY LLP** [See More](#)
 Plot No: 340, Section 16, Puchpada Nagar, Ulhas, Navi Mumbai

[Contact Sellers](#)

1 BHK Apartment **Dec, 2026** **Price on request** **404.00 sq.ft. - 414.00 sq.ft.**
 Configuration Possession Starts Avg. Price Carpet Area Sizes


Price Indicators

The screenshot shows the 'square yards' website interface. At the top, there is a navigation bar with 'square yards' logo, 'Navi Mumbai', and menu items for 'Buy', 'Rent', 'Projects', 'Agents', 'Services', and 'Resources'. A 'Prime Member' badge is visible. The main content area features a large image of the 'Tricity Bliss' apartment building. To the right of the image, the project name 'Tricity Bliss' is displayed, along with the location 'Ulwe, Navi Mumbai'. The price range is listed as '₹ 17.05 Lac to 26.85 Lac'. Below this, it states 'Status: New Launch'. Further details include 'Project Size: 120 units, 0.56 Acres' and 'Configurations: Studio, Flat from 262 Sq. Ft. to 413 Sq. Ft. (Carpet)'. There are buttons for 'Whatsapp' and 'Get a Call Back', and a note to 'Save Extra with 3 offers'.

The screenshot shows the 'dwello' website interface. At the top, there is a search bar with 'Select City' and a 'Search' button. Below the search bar, there are navigation links for 'Homes in Mumbai', 'Homes in Navi Mumbai', 'Homes in Ulwe', 'Homes in Wazhol', and 'Tricity Bliss At Wazhol, Ulwe By Tricity Realty'. The main heading is 'Tricity Bliss Ulwe Mumbai By Tricity Realty'. Below this, there is a large image of the apartment building. To the right, there are three smaller images showing different views of the project. Below the images, there are buttons for 'Configurations', 'Floor Plans', 'About', 'Highlights', 'Project Stories', 'Amenities', 'Specifications', 'Developer', and 'About Ulwe'. Below these buttons, the text 'CONFIGURATIONS FOR TRICITY BLISS' is displayed. Underneath, there is a configuration for '1 BHK' with details: '1 living room, kitchen, 1 bedrooms, 2 bathrooms', '404.36 sq. ft.', and a price of '₹55.00 L'.



Price Indicators



Home Loan

Home > Tricity Bliss, Ulwe

Tricity Bliss

🔥 Zero Brokerage
 🔥 Best Price Guarantee
 [Know More](#)
INR 48.0 Lacs

Apartment by Tricity Realty
Tricity Bliss, Ulwe, Navi Mumbai, Maharashtra, India



Configurations

1 BHK

Built up Area

On request

Possession Date

Dec 2026


Carpet Area

404 - 413 Sq Ft

Min. Price per Sqft

INR 11.88 K per Sqft.


Save for Later
Contact Seller


Select City
Search
Q
Post Property
Post Requirement
i
☰

New Projects in Navi Mumbai | New Projects in Ulwe | Tricity Bliss

Tricity Bliss

By: Tricity inspired Realty
Sector 26, Ulwe, Navi Mumbai - 410206



Disclaimer: * Prices are indicative.

🔥 Investor / Resale Options Available.

Configuration 1 BHK Flats Flats: See Listings	Carpet Area 657 Sq.ft. - 670 Sq.ft. View Floor Plan	Construction Status New Launch
--	--	--


52 Lac Onwards

Price See Offers & Deals

Connect Now

Price Indicators Projects nearby Locality

99acres
Buy ▾ Navi Mumbai ✕ Add more



Krishna Vrundavan ♥

Wahga, New Mumbai

No Brokerage 1 Top Facility

CONSTRUCTION STATUS

New Launch

Completion in Jan, 2027

₹ 35.11 - 46.78 L + Charges

PRICE RANGE

1 BHK Apartment

1 BHK Apartment

Carpet Area
315.6 - 421.41 sq.ft. (29.12 - 39.18 sq.m) ▾


₹ 35.11 - 46.78 L + Charges

View Number

▾

Download Brochure

99acres
Buy ▾ Navi Mumbai ✕ Add more



Shreenathji Delta Vistara ♥

Wahga, New Mumbai

No Brokerage

CONSTRUCTION STATUS

Under Construction

Completion in Dec, 2027

₹ 90 L - 1.22 Cr + Charges

PRICE RANGE

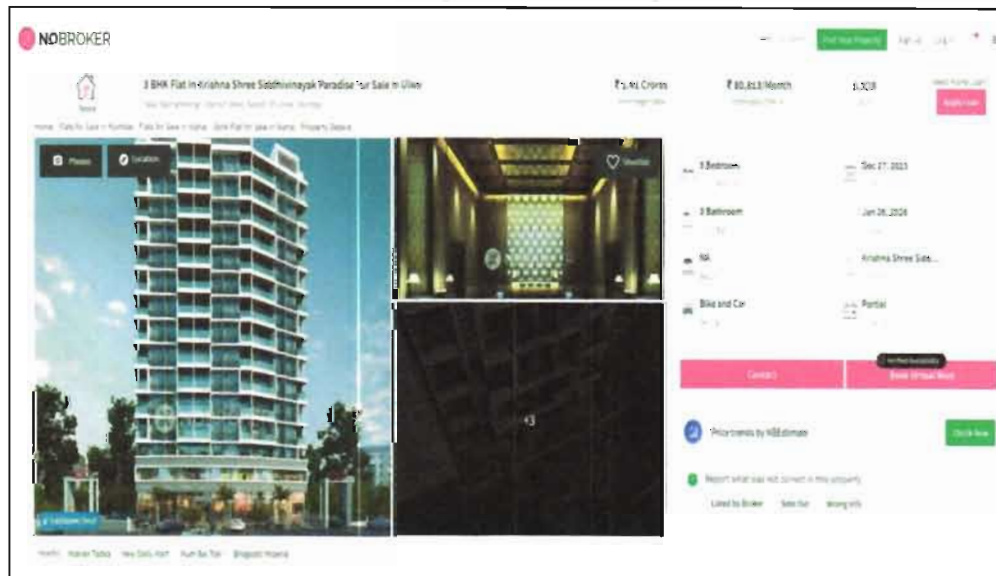
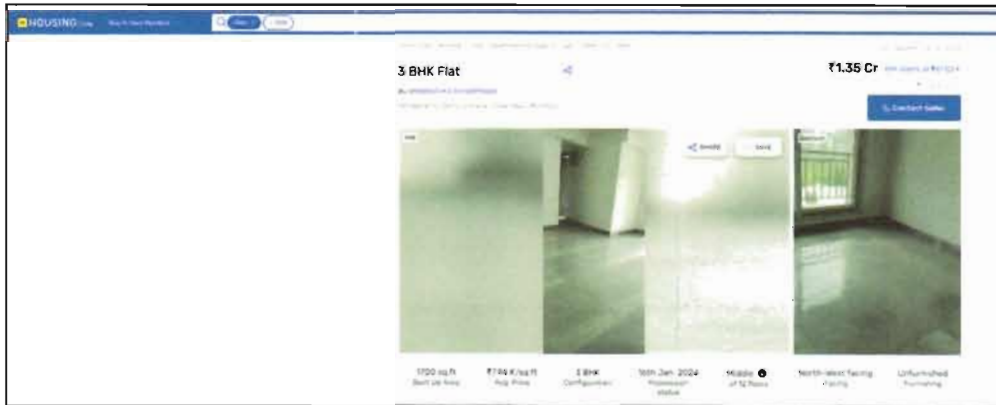
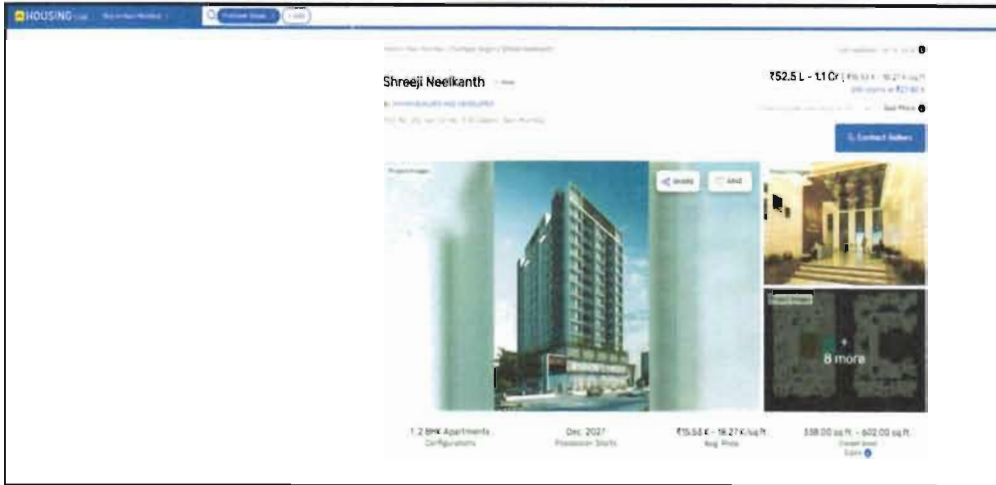
<p style="font-weight: bold; font-size: 1.1em;">2, 3 BHK Apartment</p> <p style="font-size: 0.8em; color: #0056b3;">2 BHK Apartment</p> <p style="font-size: 0.8em; color: #0056b3;">Carpet Area 635 sq.ft. (58.99 sq.m) ▾</p> <p style="font-weight: bold; font-size: 1.2em; color: #0056b3;">₹ 90 L + Charges</p>	<p style="font-size: 0.8em; color: #0056b3;">3 BHK Apartment</p> <p style="font-size: 0.8em; color: #0056b3;">Carpet Area 792 - 879 sq.ft. (73.58 - 81.66 sq.m) ▾</p> <p style="font-weight: bold; font-size: 1.2em; color: #0056b3;">₹ 1.1 - 1.22 Cr + Charges</p>
---	---

View Number

▾



Price Indicators Projects nearby Locality



Price Indicators Projects nearby Locality

magicBRICKS
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾


Home ▾ Property For Sale ▾ New ▾ Mumbai ▾ Rent For Sale ▾ New ▾ Mumbai ▾ Rent For Sale ▾ Office x3 BHK Flats For Sale ▾ Office x1-75 Sq.ft

₹1.32 Cr

EMI - ₹60k

Get pre-approved loan

3 BHK, 1-75 Sq.ft Flat For Sale [Ulwe, Navi Mumbai](#)



3 Beds 3 Baths 1 Balcony 1 Covered Parking

Carpet Area 914 sqft <small>(1144 sqft)</small>	Developer Delta Realty	Project Delta Palacio
Floor 5 (Out of 13 Floors)	Transaction Type New Property	Facing North
Lifts 3	Furnished Status Unfurnished	Car Parking 1 Covered

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

👤 Last contact made 5 days ago

More Details

Price Breakup	₹1.32 Cr ₹6,60,000 Approx. Registration Charges ₹5 Per sq. Unit Monthly
Booking Amount	₹13 Lac
RERA ID	P52000047780
Address	Ulwe, Navi Mumbai, Maharashtra, Ulwe, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	padeghar,delta greens,shivganga water park and resort

builderflat.com
Home About Project Home Loan Agent

Home ▾ Buy ▾ Rent ▾ Mumbai


₹1.09 cr to 1.40 Cr

EMI - Negotiable

DELTA PALACIO

View on map

Property Details
Flats
Features
Gallery
Location





About DELTA PALACIO

Price Indicators Projects nearby Locality

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹ 58.0 Lac EMI - ₹ 2,26% | [Can I afford it?](#)

1 BHK 720 Sq-ft Flat For Sale [Wahaj, Navi Mumbai](#)

1 Bed 2 Baths 3 Balconies 1 Covered Parking

Carpet Area 430 sqft ~ ₹12,420/sqft	Project Tulle Elegance	Floor 3 (Out of 14 Floors)
Transaction Type New Property	Facing East	Lifts 2
Furnished Status Unfurnished	Car Parking 1 Covered, 1 Open	Type Of Ownership Freehold

OFFER 10% Discount on Total Cost

Contact Agent
Get Phone No.

More Details

Price Breakup	₹ 58 Lac ₹ 2,90,025 Approx. Registration Charges ₹ 2,500 Monthly
Booking Amount	₹ 5.8 Lac
RERA ID	P52000046959
Address	Plot No 28, Sector 26, Ulwe, Navi Mumbai, Maharashtra, Wahaj, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	For fitness enthusiasts, the tower s equipped with a gym, providing a
Furnishing	Unfurnished
Flooring	Granite, Marble

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 : 08.03.2024

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: 2024.03.08 15:10:47 +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)

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

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 08.03.2024 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 28.02.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Tricity Reality 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 Saiprasad Patil – Processing Officer 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 – 28.02.2024 Valuation Date – 08.03.2024 Date of Report – 08.03.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 28.02.2024
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 March 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 Reality 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 Reality 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
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.08 15:11:18 +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