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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Tricity Bayview"

"Tricity Bayview", Proposed Residential Cum Commercial on Plot No. 76/2, Sector – 17, Village - Kalamboli, Roadpali Road, Kalamboli Link Road, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN – 401 218, State - Maharashtra, Country – India

Latitude Longitude: 19°02'34.1"N 73°05'46.2"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

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

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Vastu/SBI/Mumbai/04/2024/7755/2306113

26/16-252-V

Date: 26.04.2024

MASTER VALUATION REPORT OF "Tricity Bayview"

"Tricity Bayview", Proposed Residential Cum Commercial on Plot No. 76/2, Sector – 17, Village - Kalamboli, Roadpali Road, Kalamboli Link Road, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN – 401 218, State - Maharashtra, Country – India

Latitude Longitude: 19°02'34.1"N 73°05'46.2"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 March 2024** for approval of Advance Processing Facility.

1. Location Details:

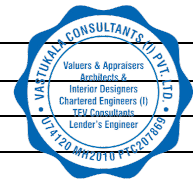
The property is situated at "Tricity Bayview", Proposed Residential Cum Commercial on Plot No. 76/2, Sector – 17, Village - Kalamboli, Roadpali Road, Kalamboli Link Road, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN – 401 218, State - Maharashtra, Country – India. It is about 2.9 Mtr. travel distance from Kalamboli 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 Bayview	P52000054513
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, Pin - 400 705, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person : Geeta Singh (Sales Person – Mobile No. 9165348563) Rupali Gadhave (022-66766676)	
E – mail ID & Website	rupali@tricityltd.com www.tricityltd.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Roadpali Road / Kalamboli Link Road
On or towards South	Road & Under Construction Building
On or towards East	Parking Area & Roadpali Lake Road
On or towards West	Open Plot & Tricity Waterfront Under Construction Road



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Regd. Office

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+91 2247495919

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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 : 28.03.2024
	b)	Date on which the valuation is made : 26.04.2024
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report dated 24.11.2023 issued by Adv. Abhimanyu H. Jadhav
	2.	Copy of Supplemental Mortgage Deed date 16.11.2022 b/w. M/s. Tricity Realty LLP (the Borrower / Mortgagor)
	3.	Copy of Agreement to Lease date 27.07.2021 b/w. CIDCO (the Corporation) AND M/s. Tricity Realty LLP (the License)
	4.	Copy of Development Permission for Residential Cum Commercial Building, date 20.12.2022, Document No. PMC / TP / Kalmboli / 17 / 76 / 2 / 21-22 / 16287 / 2976 / 2022, Issued by Panvel Municipal Corporation.
	5.	Copy of Agreement to Lease date 27.07.2021 b/w. CIDCO (the Corporation) AND M/s. Tricity Realty LLP. (the Developer)
	6.	Copy of CA Certificate date 06.02.2024 issued by CA. Jaspreet Manaktala (As per RERA Certificate).
	7.	Copy of Architect's Certificate date 06.01.2023 issued by Ar. Atul Patel (As per RERA Certificate)
	8.	Copy of NOC for Height Clearance Certificate No. NAVI / WEST / B / 081921 / 571620 date 08.02.2023 issued by Airports Authority of India
	9.	Copy of Fire Brigade Provisional NOC No. PMC / FIRE / 2121 / 956 / 3313 / 2022 date 30.11.2022 issued by Panvel Municipal Corporation
	10.	Copy of Allotment of Residential + Commercial Plot date 24.03.2021 issued by CIDCO
	11.	Copy of MAHARERA Registration Certificate of Project No. P52000054513 issued by Maharashtra Real Estate Regulatory Authority date 25.01.2024. Last Modified date 06.04.2024
	12.	Copy of Amended Commencement Certificate No. PMC / TP / Kalamboli / 17 / 76 / 21-24 / 16287 / 692 / 2024 dated 20.02.2024 issued by Deputy Director of Town Planning, Panvel Municipal Corporation. Proposed Residential Building Ground + 6 th upper floors.
	13.	Copy of Approved Plan No. PMP / NRV / 16287 / 692 / 2024 date 20.02.2024 issued by Deputy Director of Town Planning, Panvel Municipal Corporation (Number of Copies – Sheet No. 1/2 to 4/4).
	Approved upto:	
	Project	Number of Floors



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	Tricity Bayview	Ground (part) + Stilt (part) + 2 Podiums (1st & 2nd Floors) + 3rd Floor (Fitness Center / Party Hall / Society Office) + 4th to 6th upper floors.											
	Project Name (with address & phone nos.)	:	"Tricity Bayview" , Proposed Residential Cum Commercial on Plot No. 76/2, Sector – 17, Village - Kalamboli, Roadpali Road, Kalamboli Link Road, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN – 401 218, 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 Singh (Sales Person – Mobile No. 9165348563) Rupali Gadhawe (022-66766676)										
5.	Brief description of the property (Including Leasehold / freehold etc.)	:											
<p>About "Tricity Bayview" Project: Navi Mumbai's residential project, Tricity Bayview is offering property for sale. Check out some Apartment. Available configurations include 1 BHK, 2 BHK formats in Kalamboli. It is a Under Construction project by Tricity Realty LLP. Tricity Bayview is set in an area of 0.64 Acres and is complete with various modern-day amenities. As per the area plan. Tricity Bayview was launched in January 2024 and possession date is Dec, 2027. There are 47 units in Tricity Bayview. There is 1 building. Tricity Bayview is located in Kalamoli, Roadpali, Panvel. Tricity Bayview is a RERA registered project with ID P52000054513.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Tricity Bayview</td> <td>Proposed Stilt / Ground + 1st & 2nd Podium + 4th to 20th upper floors as per information provided by builder. The building permission as on date is received till Ground (part) + Stilt (part) + 2 Podiums (1st & 2nd Floors) + 3rd Floor (Fitness Center / Party Hall / Society Office) + 4th to 6th upper floors. Hence we have considered the area up to Ground (part) + Stilt (part) + 2 Podiums (1st & 2nd Floors) + 3rd Floor (Fitness Center / Party Hall / Society Office) + 4th to 6th upper floors only for the purpose of valuation.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>Tricity Bayview</td> <td>Work not yet started</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) 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 Bayview	Proposed Stilt / Ground + 1 st & 2 nd Podium + 4 th to 20 th upper floors as per information provided by builder. The building permission as on date is received till Ground (part) + Stilt (part) + 2 Podiums (1st & 2nd Floors) + 3rd Floor (Fitness Center / Party Hall / Society Office) + 4th to 6th upper floors. Hence we have considered the area up to Ground (part) + Stilt (part) + 2 Podiums (1 st & 2 nd Floors) + 3 rd Floor (Fitness Center / Party Hall / Society Office) + 4 th to 6 th upper floors only for the purpose of valuation.	Project	Present stage of Construction	Percentage of work completion	Tricity Bayview	Work not yet started	0%
Project	Number of Floors												
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Project	Present stage of Construction	Percentage of work completion											
Tricity Bayview	Work not yet started	0%											

PROPOSED PROJECT AMENITIES:				
➤ 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				
➤ Creche/Day Care				
➤ Jogging Track				
➤ Clubhouse				
➤ Gymnasium				
➤ Garden				
➤ Fitness Centre				
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	Plot No. 76/2, Sector – 17
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	Plot No. 76/2, Sector – 17, Village - Kalamboli
	d)	Ward / Taluka	:	Panvel
	e)	Mandal / District	:	Raigad
7.	Postal address of the property		:	"Tricity Bayview", Proposed Residential Cum Commercial on Plot No. 76/2, Sector – 17, Village - Kalamboli, Roadpali Road, Kalamboli Link Road, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN – 401 218, State - Maharashtra, Country – India
8.	City / Town		:	Kalamboli, Navi Mumbai
	Residential area		:	Yes
	Commercial area		:	No
	Industrial area		:	No
9.	Classification of the area		:	
	i) High / Middle / Poor		:	Middle Class
	ii) Urban / Semi Urban / Rural		:	Semi Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality		:	Panvel Municipal Corporation, Village – Kalamboli
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	As per Site
	North	30.00 Mtr. Wide Road	30.00 Mtr. Wide Road	Roadpali Road / Kalamboli Link Road
	South	15.00 Mtr. Wide Road	15.00 Mtr. Wide Road	Road & Under Construction Building
	East	Plot No. 76A	Plot No. 76A	Parking Area & Roadpali Lake Road

	West	Plot No. 76/1	Plot No. 76/1	Open Plot & Tricity Waterfront Under Construction Road
14.1	Dimensions of the site			N. A. as the land is irregular in shape
			A	B
			As per the Deed	Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property			: 19°02'34.1"N 73°05'46.2"E
14.	Extent of the site			: Plot area – 2606.28 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)			: Plot area – 2606.28 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	CHARACTERSTICS 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 / 16287 / 692 / 2024 date 20.02.2024 issued by Deputy Director of Town Planning, Panvel Municipal Corporation (Number of Copies – Sheet No. 1/4 to 4/4) Approved upto:
			Project	Number of Floors
			Tricity Bayview	Ground (part) + Stilt (part) + 2 Podiums (1 st & 2 nd Floors) + 3 rd Floor (Fitness Center / Party Hall / Society Office) + 4 th to 6 th 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.			: 30.00 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 – 2606.28 Sq. M. (As per Approved Plan & RERA Certificate)						
	North & South	:	-						
	East & West	:	-						
2	Total extent of the plot	:	As per table attached to the report						
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.						
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 96,200.00 per Sq. M. for Residential ₹ 29,300.00 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>2606.28</td> <td>29300</td> <td>7,63,64,004.00</td> </tr> </tbody> </table>	Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	2606.28	29300	7,63,64,004.00
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)							
2606.28	29300	7,63,64,004.00							
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 Bayview	<p>Proposed Stilt / Ground + 1st & 2nd Podium + 4th to 20th upper floors. as per information provided by builder. The building permission as on date is received till Ground (part) + Stilt (part) + 2 Podiums (1st & 2nd Floors) + 3rd Floor (Fitness Center / Party Hall / Society Office) + 4th to 6th upper floors.</p> <p>Hence we have considered the area up to Ground (part) + Stilt (part) + 2 Podiums (1st & 2nd Floors) + 3rd Floor (Fitness Center / Party Hall / Society Office) + 4th to 6th upper floors only for the purpose of valuation.</p>							
	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 / 16287 / 692 / 2024 date 20.02.2024 issued by Deputy Director of Town Planning, Panvel Municipal Corporation (Number of Copies – Sheet No. 1/4 to 4/4)				
	h) Approved map / plan issuing authority	:	Deputy Director of Town Planning, Panvel Municipal Corporation (Number of Copies – 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 Bayview</td> <td>Ground (part) + Stilt (part) + 2 Podiums (1st & 2nd Floors) + 3rd Floor (Fitness Center / Party Hall / Society Office) + 4th to 6th upper floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Tricity Bayview	Ground (part) + Stilt (part) + 2 Podiums (1 st & 2 nd Floors) + 3 rd Floor (Fitness Center / Party Hall / Society Office) + 4 th to 6 th upper floors.
Project	Number of Floors						
Tricity Bayview	Ground (part) + Stilt (part) + 2 Podiums (1 st & 2 nd Floors) + 3 rd Floor (Fitness Center / Party Hall / Society Office) + 4 th to 6 th 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	:	N.A. Building Construction work not yet started

	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 APPROVED PLAN PMP / NRV / 16287 / 692 / 2024
date 20.02.2024 issued by Panvel Municipal Corporation:**

1) Tricity Bayview:

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	401	1	2 BHK	562	618	13800	77,55,600	82,20,936	17000	16,07,320
2	402	1	2 BHK	626	689	13800	86,38,800	91,57,128	19000	17,90,360
3	403	1	2 BHK	644	708	13800	88,87,200	94,20,432	19500	18,41,840
4	404	1	2 BHK	626	689	13800	86,38,800	91,57,128	19000	17,90,360
5	405	1	2 BHK	562	618	13800	77,55,600	82,20,936	17000	16,07,320
6	406	1	2 BHK	561	617	13800	77,41,800	82,06,308	17000	16,04,460
7	407	2	2 BHK	588	647	13800	81,14,400	86,01,264	18000	16,81,680
8	408	2	2 BHK	604	664	13800	83,35,200	88,35,312	18500	17,27,440
9	409	2	2 BHK	588	647	13800	81,14,400	86,01,264	18000	16,81,680
10	410	2	2 BHK	561	617	13800	77,41,800	82,06,308	17000	16,04,460
11	501	2	2 BHK	562	618	13800	77,55,600	82,20,936	17000	16,07,320
12	502	2	2 BHK	626	689	13800	86,38,800	91,57,128	19000	17,90,360
13	503	2	2 BHK	644	708	13800	88,87,200	94,20,432	19500	18,41,840
14	504	2	2 BHK	626	689	13800	86,38,800	91,57,128	19000	17,90,360
15	505	2	2 BHK	562	618	13800	77,55,600	82,20,936	17000	16,07,320
16	506	2	2 BHK	561	617	13800	77,41,800	82,06,308	17000	16,04,460
17	507	3	2 BHK	588	647	13800	81,14,400	86,01,264	18000	16,81,680
18	508	3	2 BHK	604	664	13800	83,35,200	88,35,312	18500	17,27,440
19	509	3	2 BHK	588	647	13800	81,14,400	86,01,264	18000	16,81,680
20	510	3	2 BHK	561	617	13800	77,41,800	82,06,308	17000	16,04,460
21	601	3	2 BHK	562	618	13800	77,55,600	82,20,936	17000	16,07,320
22	602	3	2 BHK	626	689	13800	86,38,800	91,57,128	19000	17,90,360
23	603	3	2 BHK	644	708	13800	88,87,200	94,20,432	19500	18,41,840
24	604	3	2 BHK	626	689	13800	86,38,800	91,57,128	19000	17,90,360
25	605	3	2 BHK	562	618	13800	77,55,600	82,20,936	17000	16,07,320
26	606	3	2 BHK	561	617	13800	77,41,800	82,06,308	17000	16,04,460
27	607	4	2 BHK	588	647	13800	81,14,400	86,01,264	18000	16,81,680
28	608	4	2 BHK	604	664	13800	83,35,200	88,35,312	18500	17,27,440
29	609	4	2 BHK	588	647	13800	81,14,400	86,01,264	18000	16,81,680
30	610	4	2 BHK	561	617	13800	77,41,800	82,06,308	17000	16,04,460

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 ₹
Total				17766	19543		24,51,70,800	25,98,81,048		5,08,10,760

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 ₹
Tricity Bayview	2 BHK - 30	30	17766	19543	24,51,70,800.00	25,98,81,048.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	24,51,70,800.00
Final Realizable Value After Completion in ₹	25,98,81,048.00
Cost of Construction (Total Built up area x Rate) 19543 Sq. Ft. x ₹ 2600.00	5,08,10,760.00

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	
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 not yet started
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 not yet started
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 ₹		:	₹ 24,51,70,800.00
Final Realizable Value After Completion in ₹		:	₹ 25,98,81,048.00

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 ₹ 12,500.00 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 ₹ 13,800.00 per Sq. Ft. on Carpet Area for valuation.



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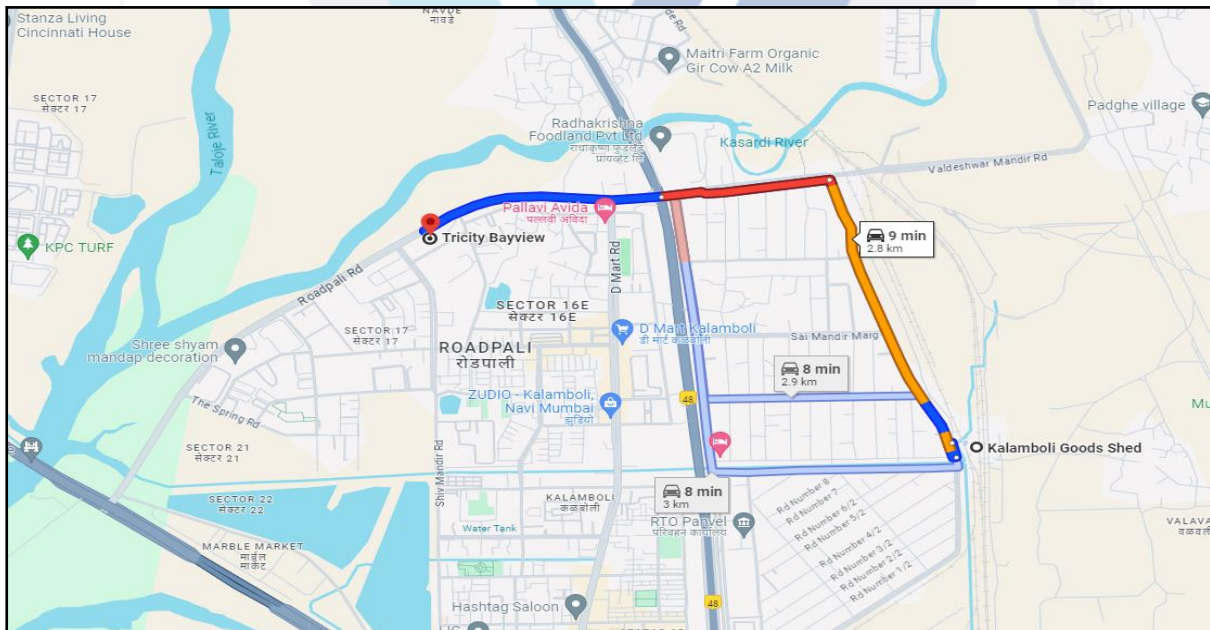


Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°02'34.1"N 73°05'46.2"E

Note: The Blue line shows the route to site from nearest railway station (Kalamboli – 2.9 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
 2024/2025

Language
 English

Annual Statement of Rates

Selected District: रायगड
 Select Taluka: पनवेल
 Select Village: मौजे : पनवेल (पनवेल महानगरपालिका)
 Search By: Survey No Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	3/15/14-कळंबोली सिडको से.क्र.14	34700	86200	92200	107500	92200	चौ. मीटर
SurveyNo	3/15/15-कळंबोली सिडको से.क्र.15	28000	70300	80800	90500	80800	चौ. मीटर
SurveyNo	3/15/16-कळंबोली सिडको से.क्र.16 व 16E रोडपाली गावसह	27100	88100	91300	109400	91300	चौ. मीटर
SurveyNo	3/15/17-कळंबोली सिडको से.क्र.17	29300	96200	102500	116400	102500	चौ. मीटर
SurveyNo	3/15/18-कळंबोली सिडको से.क्र.18	17900	48700	56800	67300	56800	चौ. मीटर

... 21 22 23 24 25 26 27 28 29 30 ...

Sales Instance nearby

829529	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.पनवेल 5
25-04-2024		दस्त क्रमांक : 829/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
गावाचे नाव : कळंबोली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4450000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3384772.95	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा.इतर वर्णन :, इतर माहिती: सदनिका क्र.बी-1903,एकोणिसावा मजला,प्लॅटिनम एक्सपेरीओ,प्लॉट क्र.82,सेक्टर 17,कळंबोली,ता.पनवेल,जि.रायगड. क्षेत्र 29.758 चौ.मी. कारपेट((SECTOR NUMBER : १७ ;))	
(5) क्षेत्रफळ	29.758 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. प्लॅटिनम लाईफस्पेसेस तर्फे भागीदार विरचंद मुरजी विसारीया यांचे कु.मु. म्हणून राहुल दत्तात्रय थरवळ - वय:-38 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी-८४, आठवा मजला, बी विंग, अगरवाल ट्रेड सेंटर प्लॉट क्र.६२, से.११, सी.बी.डी.बेलापूर, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AAQFP0418D	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-हर्षद बाळासाहेब नांगरे - - वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र.ए-२०५, गोकुळ धाम, से.४, सेंट जोसेफ स्कूल जवळ, कळंबोली ता.पनवेल, जि.रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(:). पिन कोड:-410218 पॅन नं:-AGGPN1247A	
(9) दस्तऐवज करुन दिल्याचा दिनांक	18/01/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	18/01/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	829/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	311500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

Sales Instance nearby

399529 25-04-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.पनवेल 5 दस्त क्रमांक : 399/2024 नोदणी : Regn:63m
गावाचे नाव : कळंबोली		
(1)विलेखाचा प्रकार	अॅग्रीमेंट टू सेल ऑफ प्लॉट	
(2)मोबदला	4300000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3721400.8	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा.इतर वर्णन : इतर माहिती: विभाग क्र. 3/15/17,दर 96,200/- प्रति चौ.मी.,सदनिका नं. 404,चौथा मजला,सी-विंग,इमारतीचे नाव- "भुमी गार्डनिया" व रजि. सोसायटीचे नाव- "भुमी गार्डनिया को.ऑप. हौसिंग सोसायटी लि.",प्लॉट नं. 7,सेक्टर नं. 17,मौजे कळंबोली(जीईएस),नवी मुंबई,ता.पनवेल,जि.रायगड,क्षेत्र 32.237 चौ.मी. कारपेट,या मिळकतीचे.((Plot Number : 7 ; SECTOR NUMBER : 17 ;))	
(5) क्षेत्रफळ	32.237 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:-श्री. जितेंद्र उत्तम खोत . . वय:-45 पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं. रूम नं.8, दुसरा मजला, सेहवर्धिनी सी.एच.एस., प्लॉट नं. 86, दातार कॉलनी, परांजपे गार्डन, भांडुप (पूर्व), मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400042 पॅन नं:-CRVPK9582P	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री. संजय गोविंद सावर्डेकर . . वय:-38; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं. रूम नं. ई-73, एल.आय.जी. -1, सेक्टर नं- 3, कळंबोली, ता. पनवेल, जि. रायगड, महाराष्ट्र, रायगड. पिन कोड:-410218 पॅन नं:-BLPPS0792A 2): नाव:-मिसेस सुषमा संजय सावर्डेकर . . वय:-31; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं. रूम नं. ई-73, एल.आय.जी. -1, सेक्टर नं- 3, कळंबोली, ता. पनवेल, जि. रायगड, महाराष्ट्र, रायगड. पिन कोड:-410218 पॅन नं:-CBWPM2284B	
(9) दस्तऐवज करून दिल्याचा दिनांक	11/01/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	11/01/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	399/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	301000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

Sales Instance nearby

57986	सूची क्र.2	दुय्यम निबंधक : दु.नि. पनवेल 1
25-04-2024		दस्त क्रमांक : 579/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
गावाचे नाव : कळंबोली		
(1)विलेखाचा प्रकार	अँग्रीमेंट टू सेल ऑफ प्लॉट	
(2)मोबदला	4950000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3907470.84	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा.इतर वर्णन : इतर माहिती: विभाग क्र. 3/15/17,दर 96,200/- प्रति चौ.मी.,सदनिका नं. 804,आठवा मजला,डी-विंग,इमारतीचे नाव- "भुमी गार्डनिया" व रजि. सोसायटीचे नाव- "भुमी गार्डनिया को.ऑप. हौसिंग सोसायटी लि.",प्लॉट नं. 7,सेक्टर नं. 17,मौजे कळंबोली(जीईएस),नवी मुंबई,ता.पनवेल,जि.रायगड,क्षेत्र 32.237 चौ.मी. कारपेट,या मिळकतीचे. - महिला खरेदीदार शासन आदेश क्र. मुद्रांक 2021/अनौ. सं. क्र./प्र.क्र.107/म -1(धीरण)दि.31/03/2021 अन्वये या दस्तऐवजास महिला खरेदीदारास मुद्रांक शुल्काची सवलत देण्यात आली आहे.((Plot Number : 7 ; SECTOR NUMBER : 17 ;))	
(5) क्षेत्रफळ	32.237 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मिसेस शिवानी वि. महेश्वरी . . वय:-51 पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं: प्लॉट नं. बी-703, गोल्फ व्ह्यू सी.एच.एस. लि., ग्रेगोरिअस हाय स्कूल जवळ, पॅनोरॉमा स्ट्रीट रोड, चेंबूर, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400071 पॅन नं:-ABZPV0726G	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मिसेस रेखा उमेश जोशी . . वय:-34; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं: प्लॉट नं. डी-68, युनाइटेड पॅलेस, राहुल पार्क, जेसल पार्क जवळ, भायंदर (पूर्व), ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-AODPJ2030A	
(9) दस्तऐवज करुन दिल्याचा दिनांक	24/01/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	24/01/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	579/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	297000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

Price Indicators Projects nearby Locality

99acres

Home > Property in Navi Mumbai > Flats in Navi Mumbai > Flats in Roadpali > 2 BHK Flats in Roadpali
Posted on Apr 02, 2024 | Under Construction

₹80 Lac

@ 8,938 per sq.ft.

Estimated EMI ₹ 63,896

2BHK 2Baths

Flat/Apartment for Sale

in Haware Elinor, Roadpali, Navi Mumbai, Maharashtra

RERA STATUS
REGISTERED
Registration No: P52000049131
Website: <https://maharera.mahaonline.gov.in/>

Overview
Society
Dealer Details
Price Trends
Society Reviews
Explore Locality >

Property (3)

Area

Carpet area: 895 sq.ft. (83.15 sq.m.)

Price

₹ 80 Lac+ Govt Charges & Tax @ 8,938 per sq.ft. (Negotiable)

Floor Number

8th of 14 Floors

Overlooking

Park/Garden,Main Road,Club,Others,Sea facing

Configuration

2 Bedrooms , 2 Bathrooms, 3 Balconies

[View Floor Plan](#)

Address

Haware Elinor Roadpali, Navi Mumbai

Facing

East

Possession in

Within 6 months

99acres

Home > Property in Navi Mumbai > Flats in Navi Mumbai > Flats in Sector 16 Kalamboli > 2 BHK Flats in Sector 16 Kalamboli
Posted on Feb 29, 2024 | Under Construction

₹78 Lac

@ 6,964 per sq.ft.

Estimated EMI ₹ 62,299

2BHK 2Baths

Flat/Apartment for Sale

in Millenium Urbania, Sector 16 Kalamboli, Navi Mumbai, Maharashtra

RERA STATUS
NOT AVAILABLE
Website: <https://maharera.mahaonline.gov.in/>

Overview
Dealer Details
Price Trends
Registry Record
Recommendations
Article >

Property (11)

Area

Built Up area: 1120 sq.ft. (104.05 sq.m.)

Carpet area: 710 sq.ft. (65.96 sq.m.)

Price

₹ 78 Lac+ Govt Charges & Tax @ 6,964 per sq.ft. (Negotiable)

Floor Number

14th of 18 Floors

Overlooking

Main Road

Configuration

2 Bedrooms , 2 Bathrooms, 1 Balcony

Address

Millenium Urbania Sector 16 Kalamboli, Navi Mumbai

Facing

North-West

Possession in

Dec 2024

Price Indicators Projects nearby Locality

HOUSING.COM Buy In Navi Mumbai

Kalamboli

Home / Navi Mumbai / Kalamboli / Apartment for Sale in Kalamboli / 2 BHK Flat

2 BHK Flat

By RELIABLE KAAMDHENU LIFESPACES LLP
Reliable Balaji Theo, Kalamboli, Navi Mumbai

₹70.0 L EMI starts at ₹37.07 K
₹6.36 K/sq.ft

Contact Seller

Others

Others

Others

1100 sq.ft Built Up Area ₹6.36 K/sq.ft Avg. Price 2 BHK Configuration 21st Apr. 2024 Possession status Lower of 21 floors East facing Facing Unfurnished Furnishing

99acres Buy Enter Locality / Project / Society / Landmark

Home > Flats in Navi Mumbai > Flats in Panvel > Flats in Sector 17 Roadpali > 2 BHK Flats in Sector 17 Roadpali

Posted on Mar 13, 2024 | Under Construction

₹84 Lac @ 7,636 per sq.ft. Estimated EMI ₹67,091

2BHK 3Baths
Flat/Apartment for Sale
in Reliable Balaji Theo Kalamboli, Sector 17 Roadpali, Navi Mumbai, Maharashtra

RERA STATUS: NOT AVAILABLE Website: https://maharera.t.mahaonline.gov.in/

Overview Dealer Details Price Trends Recommendations Articles

Property (3)

Area
Built Up area: 1100 sq.ft. (102.19 sq.m.)
Carpet area: 676 sq.ft. (62.8 sq.m.)

Configuration
2 Bedrooms, 3 Bathrooms, 3 Balconies with Store Room
View Floor Plan

Price
₹ 84 Lac+ Govt Charges & Tax @ 7,636 per sq.ft. (Negotiable) View Price Details

Address
Reliable Balaji Theo Kalamboli Sector 17 Roadpali, Navi Mumbai

Floor Number
7th of 27 Floors

Facing
East

Overlooking
Main Road, Club

Possession in
May 2026

Price Indicators Projects nearby Locality

99 acres
Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Navi Mumbai > Flats in Navi Mumbai > Flats in Roadpali > 2 BHK Flats in Roadpali Posted on Apr 09, 2024 | Under Construction

₹ 75 Lac

@ 9,202 per sq.ft.

Estimated EMI ₹ 59,903

2BHK 2Baths


Flat/Apartment for Sale

in Parth Utopia, Roadpali, Navi Mumbai, Maharashtra

RERA STATUS REGISTERED
Registration No: P52000029982
Website: <https://maharera.mahaonline.gov.in/>

Overview
Society
Dealer Details
Price Trends
Registry Record
Society Reviews >

Property (1) Society (13)



Area

Built Up area: 815 sq.ft. (75.72 sq.m.)

Carpet area: 530 sq.ft. (49.24 sq.m.)

Configuration

2 Bedrooms, 2 Bathrooms, No Balcony

Price

₹ 75 Lac

@ 9,202 per sq.ft. (All inclusive, Negotiable)

Address

Parth Utopia
Roadpali, Navi Mumbai

Floor Number

3rd of 13 Floors

Facing

North-East

Overlooking

Pool, Park/Garden

Possession in

By 2024

99 acres
Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Navi Mumbai > Flats in Navi Mumbai > Flats in Roadpali > 2 BHK Flats in Roadpali

₹ 93.5 Lac

@ 8,311 per sq.ft.

Estimated EMI ₹ 74,679

2BHK 2Baths


Flat/Apartment for Sale

in Platinum Experio, Roadpali, Navi Mumbai, Maharashtra

RERA STATUS REGISTERED
Registration No: P52000022702
Website: <https://maharera.mahaonline.gov.in/>

Overview
Society
Dealer Details
Price Trends
Registry Record
Society Reviews >

Property (2) Society (15)



Area

Super Built up area: 1125 sq.ft. (104.53 sq.m.)

Built Up area: 850 sq.ft. (78.97 sq.m.)

Carpet area: 653 sq.ft. (60.67 sq.m.)

Configuration

2 Bedrooms, 2 Bathrooms, 1 Balcony with Pooja Room

Price

₹ 93.5 Lac

@ 8,311 per sq.ft. (All inclusive)

Address

Platinum Experio
Roadpali, Navi Mumbai

Floor Number

6th of 22 Floors

Facing


East

Overlooking

Pool, Park/Garden, Club, Main Road

Property Age


Under Construction



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Price Indicators Projects nearby Locality

HOUSING.com Buy in Navi Mumbai

Kalamboli + Add

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Home / Navi Mumbai / Kalamboli / Sai Proviso Icon Greater Kharghar Roadpali Last updated: Apr 14, 2024

Sai Proviso Icon Greater Kharghar Roadpali RERA

By PROVISO GROUP
Plot No B3, Sector 17, Near Roadpali Bus Depot, Roadpal, Navi Mumbai


₹65.0 L - 88.0 L | ₹14.09 K/sq.ft
EMI starts at ₹34.42 K
Onwards

Contact Developer



1. 2 BHK Apartments Configurations
Jun. 2024 Possession Starts
₹14.09 K/sq.ft Avg. Price
454.00 sq.ft. - 635.00 sq.ft. (Carpet Area) Sizes

Project Tour



+
16 more

99acres

Buy

Enter Locality / Project / Society / Landmark

📍 🗺️ 🔍

Home > Property in Navi Mumbai > Flats in Navi Mumbai > Flats in Panvel > Flats in Kalamboli > 2 BHK Flats in Kalamboli Posted on Feb 20, 2024 | Under Construction

₹75 Lac

@ 13,636 per grounds
Estimated EMI ₹59,903


2BHK 2Baths

Flat/Apartment for Sale
in Vihaan Shree Krupa, Kalamboli, Navi Mumbai, Maharashtra

RERA STATUS
REGISTERED
Registration No: P52000020567
Website: <https://maharera.mahaonline.gov.in/>

Overview
Society
Owner Details
Price Trends
Society Reviews
Explore Locality

Property (0) Society (3)



Photos (1/1) Floor Plan (2)

Area

Carpet area: 550 grounds

(122692.13 sq.m.)

Price

₹75 Lac

@ 13,636 per grounds (Negotiable)

Address

Vihaan Shree Krupa

Kalamboli, Navi Mumbai

Floor Number

2nd of 7 Floors

Configuration

2 Bedrooms, 2 Bathrooms, 1 Balcony with Others

Possession in

Within 3 months

Price Indicators Projects nearby Locality

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+ Add


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Home / Navi Mumbai / Kalamboli / Apartment for Sale in Kalamboli / 1 BHK Flat Last updated: Mar 14, 2024


1 BHK Flat ₹51.01 L EMI starts at ₹27.01 K

By PLATINUM GROUP ₹7.85 K/sq.ft

Platinum Experio, Kalamboli, Navi Mumbai [Contact Seller](#)



650 sq.ft
Built Up Area
₹7.85 K/sq.ft
Avg. Price
1 BHK
Configuration
14th Mar, 2024
Possession status
Lower i
of 22 floors
East facing
Facing
Unfurnished
Furnishing



+
18 more

HOUSING.COM Buy In Navi Mumbai

+ Add


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Home / Navi Mumbai / Kalamboli / Apartment for Sale in Kalamboli / 2 BHK Flat Last updated: Apr 13, 2024

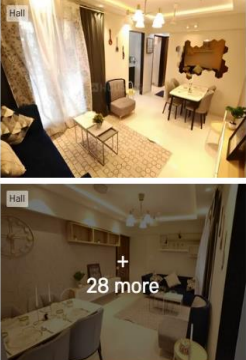
2 BHK Flat ₹90.0 L EMI starts at ₹44.68 K

By PROVISO GROUP ₹8.57 K/sq.ft

Sai Proviso Icon Greater Kharghar Roadpali, Kalamboli, Navi Mumbai [Contact Seller](#)



1050 sq.ft
Built Up Area
₹8.57 K/sq.ft
Avg. Price
2 BHK
Configuration
30th Jun, 2024
Possession status
Higher i
of 22 floors
North-East facing
Facing
Unfurnished
Furnishing



+
28 more

Price Indicators Projects nearby Locality

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Home / Mumbai / Kalamboli / Reliable Kaamdhenу Balaji Theo / Project
₹94.64 Lacs - ₹1.29 Crores

Reliable Kaamdhenу Balaji Theo

Near Suasth Hospital, Sector 17, Kalamboli, Mumbai.

0.5 acres
158 units
2,3 bedrooms

EMI starts from ₹70.56 K / Month

[View Brochure](#)
[Request Callback](#)

Top Benefits

- ★ 2 mins from Mumbai-Pune Expressway
- ★ Zen-inspired Landmark
- ★ Premium and Eco Friendly Apartments

Overview

2,3 BHK Unit Configuration	P Bike and Car Parking	Apartment Property Type	Corporation and Borewell Water Supply
Reliable Kaamdhenу Lifespaces LLP Builder	1 Buildings-158 units Project Size	0.50 acres Project Area	₹94.64 Lacs Min. Price

**Reliable Kaamdhenу
Lifespaces LLP**

We have the courage to speak loudly with a great level of commitment in whatever we do. Every

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As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place : Mumbai

Date : 26.04.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

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

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



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(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 26.04.2024 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 28.03.2024. 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 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 - 28.03.2024 Valuation Date - 26.04.2024 Date of Report - 26.04.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 28.03.2024
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 **26th April 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.



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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



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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.



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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).



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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.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.