

MASTER VALUATION REPORT OF "Tricity Crest"

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

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

NAME OF DEVELOPER: M/s. Tricity Realty LLP

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **27th January 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Tricity Crest", Proposed Residential Cum Commercial Building on Plot No. 13, Sector 20, Near Takka Cricket Ground, Takka Road, Panvel Station Road, Village - New Panvel (East), Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 401 206, State - Maharashtra, Country - India. It is about 600 Mtr. travel distance from Panvel railway station on Harbour Line of Central Railway. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developing.

2. Developer Details:

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

3. Boundaries of the Property:

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