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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

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

## MASTER VALUATION REPORT



### Details of the property under consideration:

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

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

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

#### **Valuation Done for:** **State Bank of India**

Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",  
5th Floor, C-6, 'G' Block, Bandra Kurla Complex, Bandra (East),  
Mumbai – 400 051 State - Maharashtra, Country - India



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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**

**numbai@vastukala.co.in**

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## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/SBI/Mumbai/05/2024/8711/2306408

22/01-269-SSPV

Date: 22.05.2024

# MASTER VALUATION REPORT OF "Tricity Crest"

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

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

### NAME OF DEVELOPER: M/s. Tricity Realty LLP

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **20<sup>th</sup> May 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:

<b>Name of builder</b>	M/s. Tricity Realty LLP	
<b>Project Registration Number</b>	<b>Project</b>	<b>RERA Project Number</b>
	Tricity Crest	P52000054066
<b>Register office address</b>	M/s. Tricity Realty LLP <b>Address:</b> 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.	
<b>Contact Numbers</b>	<b>Contact Person :</b> Geeta (Sales Person – Mobile No. 9165348563) Rupali Gadhawe (022-66766676)	
<b>E – mail ID &amp; Website</b>	<a href="mailto:rupali@tricityltd.com">rupali@tricityltd.com</a> <a href="http://www.tricityltd.com">www.tricityltd.com</a>	

#### 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



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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 : 22.05.2024				
	b)	Date on which the valuation is made : 20.05.2024				
3.	List of documents produced for perusal					
	1.	Copy of Legal Title Report dated 05.12.2023 issued by Adv. Abhimanyu H. Jadhav				
	2.	Copy of Affidavit cum Declaration of the of M/s. Tricity Realty LLP promoter of the project Tricity Crest date 04.12.2023				
	3.	Copy of Agreement to Lease date 25.06.2022 b/w. CIDCO (the Corporation) AND M/s. Tricity Realty LLP. (the Developer)				
	4.	Copy of Engineer's Certificate date 31.12.2023 issued by Er. Mayuri P. Mane (As per RERA Certificate)				
	5.	Copy of Architect's Certificate date 22.01.2024 issued by Ar. Dharmesh Bhalani (Destination Architecture Interior Designs) (As per RERA Certificate)				
	6.	Copy of NOC for Height Clearance Certificate No. NAVI / WEST / B / 072222 / 685458 date 08.02.2023 issued by Airports Authority of India				
	7.	Copy of Fire Brigade Provisional NOC No. PMC / FIRE / 2121 / 1340 / 2023 / 320 date 11.10.2023 issued by Panvel Municipal Corporation				
	8.	Copy of Allotment of Residential + Commercial Plot date 27.04.2022 issued by CIDCO				
	9.	Copy of MAHARERA Registration Certificate of Project No. P52000054066 issued by Maharashtra Real Estate Regulatory Authority date 27.12.2023. Last Modified date 04.05.2024				
	10.	Copy of Commencement Certificate No. PMC / TP / N. Panvel / 20 / 13 / 21-24 / 16497 / 1160 / 2024 dated 02.04.2024 issued by Director of Town Planning, Panvel Municipal Corporation. <b>Approval Upto:</b> Proposed Residential Building Basement + Ground + 12 <sup>th</sup> upper floors.				
	11.	Copy of Approved Plan No. PMP / NRV / 16497 / 1160 / 2024 date 02.04.2024 issued by Director of Town Planning, Panvel Municipal Corporation (Number of Copies – Four - Sheet No. 1/4 to 4/4) <b>Approved upto:</b>				
		<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Tricity Crest</td> <td>Basement + Ground + 1<sup>st</sup> Floor (Part Residential / Part Fitness Center) + 2<sup>nd</sup> to 12<sup>th</sup> (Part) upper floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	Tricity Crest	Basement + Ground + 1 <sup>st</sup> Floor (Part Residential / Part Fitness Center) + 2 <sup>nd</sup> to 12 <sup>th</sup> (Part) upper floors.
Wing	Number of Floors					
Tricity Crest	Basement + Ground + 1 <sup>st</sup> Floor (Part Residential / Part Fitness Center) + 2 <sup>nd</sup> to 12 <sup>th</sup> (Part) upper floors.					



Since 1989

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	Project Name (with address & phone nos.)	: <b>"Tricity Crest"</b> , Proposed Residential Cum Commercial Building on Plot No. 13, Sector 20, Near Takka Cricket Ground, Takka Road, Panvel Station Road, Village - New Panvel (East), Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 401 206, State - Maharashtra, Country - India										
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>M/s. Tricity Realty LLP</b>  <b>Address:</b> Office at 1001 / 1002, " <b>Bhumiraj Costarica</b> ", Plot No. 21 & 2, Sector 18, Off Palm Beach Road, Sanpada (East), Navi Mumbai - 400 705, State - Maharashtra, Country - India.  <b>Contact Person:</b> <b>Geeta</b> (Sales Person - Mobile No. 9165348563) <b>Rupali Gadhawe</b> (022-66766676)										
5.	Brief description of the property (Including Leasehold / freehold etc.)											
<p><b>About "Tricity Crest" Project:</b> Discover Tricity Crest, an architectural masterpiece strategically situated near Panvel Railway Station, embodying exceptional design across Basement+Ground+14 Floors, redefining contemporary city living. In its exciting New Launch phase and actively Under Construction, Tricity Crest stands on a CIDCO Tender Plot, symbolizing unwavering credibility and a commitment to exquisite craftsmanship. This sanctuary offers a diverse array of lavish accommodations, featuring 1 BHK and 2 BHK apartments meticulously crafted for modern lifestyles. Experience a harmonious blend of comfort, sophistication, and convenience intricately woven into every facet of Tricity Crest's design. Elevate your living with this unparalleled residential gem.</p> <p><b>TYPE OF THE BUILDING</b></p> <table border="1" data-bbox="293 1386 1418 1581"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Tricity Crest</td> <td>Proposed Basement + Ground + 1<sup>st</sup> Floor (Part Residential / Part Fitness Center) + 2<sup>nd</sup> to 14<sup>th</sup> upper floors <b>as per information provided by builder. The building permission as on date is received till Basement + Ground + 1<sup>st</sup> Floor (Part Residential / Part Fitness Center) + 12<sup>th</sup> (Part) upper floors.</b></td> </tr> </tbody> </table> <p><b>LEVEL OF COMPLETEION:</b></p> <table border="1" data-bbox="288 1648 1401 1754"> <thead> <tr> <th>Project</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>Tricity Crest</td> <td>Foundation work is completed.</td> <td>05%</td> </tr> </tbody> </table> <p><b>DATE OF COMPLETION &amp; FUTURE LIFE:</b> Expected completion date as informed by builder is <b>December - 2027 (As per MAHARERA Certificate)</b> Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance &amp; Structural repairs.</p>			Project	Number of Floors	Tricity Crest	Proposed Basement + Ground + 1 <sup>st</sup> Floor (Part Residential / Part Fitness Center) + 2 <sup>nd</sup> to 14 <sup>th</sup> upper floors <b>as per information provided by builder. The building permission as on date is received till Basement + Ground + 1<sup>st</sup> Floor (Part Residential / Part Fitness Center) + 12<sup>th</sup> (Part) upper floors.</b>	Project	Present stage of Construction	Percentage of work completion	Tricity Crest	Foundation work is completed.	05%
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Project	Present stage of Construction	Percentage of work completion										
Tricity Crest	Foundation work is completed.	05%										

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					
➤ Jogging Track					
➤ Fitness Centre					
6.	Location of property			:	
	a)	Plot No. / Survey No.		:	Plot No. 13, Sector 20
	b)	Door No.		:	Not applicable
	c)	C. T.S. No. / Village		:	Plot No. 13, Sector 20, Village Panvel
	d)	Ward / Taluka		:	Panvel
	e)	Mandal / District		:	Raigad
7.	Postal address of the property			:	"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
8.	City / Town			:	New Panvel (East), 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			:	Director of Town Planning, Panvel Municipal Corporation, Village - New Panvel (East)
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	15.00 Mtr. Wide Road	15.00 Mtr. Wide Road	Internal Road & Open Plot	
	South	Plot No. 15 FD	Plot No. 15 FD	Open Plot & Road	

	East	Plot No. 14	Plot No. 14	Open Plot & Road
	West	Plot No. 12	Plot No. 12	Open Plot, Road & Takka Ground
14.1	Dimensions of the site			N. A. as the land is irregular in shape
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property			: 18°59'08.6"N 73°07'27.5"E
14.	Extent of the site			: Plot area – 2137.26 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A & 14B)			: Plot area – 2137.26 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.			: N.A. Building Construction work is in progress
<b>II</b>	<b>CHARACTERISTICS OF THE SITE</b>			
1.	Classification of locality			: Middle class
2.	Development of surrounding areas			: Good
3.	Possibility of frequent flooding/ sub-merging			: No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.			: All available near by
5.	Level of land with topographical conditions			: Plain
6.	Shape of land			: Irregular
7.	Type of use to which it can be put			: For residential purpose
8.	Any usage restriction			: Residential
9.	Is plot in town planning approved layout?			: Copy of Approved Plan No. PMP / NRV / 16497 / 1160 / 2024 date 02.04.2024 issued by Director of Town Planning, Panvel Municipal Corporation (Number of Copies – Four - Sheet No. 1/4 to 4/4) <b>Approved upto:</b>
			<b>Project</b>	<b>Number of Floors</b>
			<b>Tricity Crest</b>	<b>Basement + Ground + 1<sup>st</sup> Floor (Part Residential / Part Fitness Center) + 2<sup>nd</sup> to 12<sup>th</sup> (Part) upper floors.</b>
10.	Corner plot or intermittent plot?			: Intermittent
11.	Road facilities			: Yes
12.	Type of road available at present			: B. T. Road
13.	Width of road – is it below 20 ft. or more than 20 ft.			: 15.00 Mtr. Wide Road

14.	Is it a Land – Locked land?	:	No						
15.	Water potentiality	:	Municipal Water supply						
16.	Underground sewerage system	:	Connected to Municipal sewer						
17.	Is Power supply is available in the site	:	Yes						
18.	Advantages of the site	:	Located in developing area						
19.	<b>Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)</b>	:	No						
<b>Part – A (Valuation of land)</b>									
1	Size of plot	:	Plot area – 2137.26 Sq. M. (As per Approved Plan & RERA Certificate)						
	North & South	:	-						
	East & West	:	-						
2	Total extent of the plot	:	As per table attached to the report						
3	Prevailing market rate ( Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.						
4	Guideline rate obtained from the Register's Office ( an evidence thereof to be enclosed)	:	₹ 95,900.00 per Sq. M. for Residential ₹ 43,900.00 per Sq. M. for Land						
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>						
6	<b>Estimated value of land</b>	:	<table border="1"> <thead> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>2137.26</td> <td>43900</td> <td>9,38,25,714.00</td> </tr> </tbody> </table>	Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	2137.26	43900	9,38,25,714.00
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)							
2137.26	43900	9,38,25,714.00							
<b>Part – B (Valuation of Building)</b>									
1	Technical details of the building	:							
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential						
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress						
	c) Year of construction	:	N.A. Building Construction work is in progress						
	d) Number of floors and height of each floor including basement, if any	:							
	<b>Project</b>	<b>Number of Floors</b>							
	<b>Tricity Crest</b>	Proposed Basement + Ground + 1 <sup>st</sup> Floor (Part Residential / Part Fitness Center) + 2 <sup>nd</sup> to 14 <sup>th</sup> upper floors <b>as per information provided by builder. The building permission as on date is received till Basement + Ground + 1<sup>st</sup> Floor (Part Residential / Part Fitness Center) + 2<sup>nd</sup> to 12<sup>th</sup> (part) upper floors.</b>							
	e) Plinth area floor-wise	:	<b>As per table attached to the report</b>						
	f) Condition of the building	:							
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. PMP / NRV / 16497 / 1160 / 2024 date 02.04.2024 issued						

	h) Approved map / plan issuing authority	: by Director of Town Planning, Panvel Municipal Corporation (Number of Copies – Four - Sheet No. 1/4 to 4/4) <b>Approved upto:</b> <table border="1" data-bbox="979 449 1453 641"> <thead> <tr> <th data-bbox="979 449 1102 489">Wing</th> <th data-bbox="1102 449 1453 489">Number of Floors</th> </tr> </thead> <tbody> <tr> <td data-bbox="979 489 1102 641">Tricity Crest</td> <td data-bbox="1102 489 1453 641">Basement + Ground + 1<sup>st</sup> Floor (Part Residential / Part Fitness Center) + 2<sup>nd</sup> to 12<sup>th</sup> (Part) upper floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	Tricity Crest	Basement + Ground + 1 <sup>st</sup> Floor (Part Residential / Part Fitness Center) + 2 <sup>nd</sup> to 12 <sup>th</sup> (Part) upper floors.
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Tricity Crest	Basement + Ground + 1 <sup>st</sup> Floor (Part Residential / Part Fitness Center) + 2 <sup>nd</sup> to 12 <sup>th</sup> (Part) upper floors.					
	i) Whether genuineness or authenticity of approved map / plan is verified	: Yes				
	j) Any other comments by our empanelled valuers on authentic of approved plan	: No.				

**Specifications of construction (floor-wise) in respect of**

Sr. No.	Description	
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: N.A. Building Construction work is in progress
3.	Superstructure	: Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: Proposed
5.	RCC Works	: N.A. Building Construction work is in progress
6.	Plastering	: N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	: N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. Building Construction work is in progress
9.	Roofing including weather proof course	: N.A. Building Construction work is in progress
10.	Drainage	: Proposed
<b>2.</b>	<b>Compound Wall</b>	:
	Height	: N.A. Building Construction work is in progress
	Length	:
	Type of construction	:
<b>3.</b>	<b>Electrical installation</b>	: N.A. Building Construction work is in progress
	Type of wiring	:
	Class of fittings (superior / ordinary / poor)	:
	Number of light points	: N.A. Building Construction work is in progress
	Fan points	:
	Spare plug points	:
	Any other item	: -
<b>4.</b>	<b>Plumbing installation</b>	:
	a) No. of water closets and their type	:
	b) No. of wash basins	:
	c) No. of urinals	: N.A. Building Construction work is in progress
	d) No. of bath tubs	:
	e) Water meters, taps etc.	:



f) Any other fixtures	:
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**CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**

<b>Remarks:</b>	
<b>Proposed as per site information</b>	<b>As per Sanctioned Approval Plan</b>
<b>Proposed Basement + Ground + 1<sup>st</sup> Floor (Part Residential / Part Fitness Center) + 2<sup>nd</sup> to 14<sup>th</sup> upper floors.</b>	<b>Copy of Approved Plan No. PMP / NRV / 16497 / 1160 / 2024 date 02.04.2024 issued by Director of Town Planning, Panvel Municipal Corporation.</b> <b>Approval upto:</b> <b>Basement + Ground + 1<sup>st</sup> Floor (Part Residential / Part Fitness Center) + 2<sup>nd</sup> to 12<sup>th</sup> (part) upper floors.</b>
<b><u>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. Director of Town Planning, Panvel Municipal Corporation. Accordingly we have given the separate valuation of approved and proposed construction given by Builder only.</u></b>	

**1a) Tricity Crest (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	103	1	1 BHK	373	410	13500	50,35,500	55,39,050	11500	9,84,720
2	104	1	2 BHK	569	626	13500	76,81,500	84,49,650	17500	15,02,160
3	105	1	2 BHK	605	666	13500	81,67,500	89,84,250	18500	15,97,200
4	106	1	2 BHK	605	666	13500	81,67,500	89,84,250	18500	15,97,200
5	107	1	2 BHK	569	626	13500	76,81,500	84,49,650	17500	15,02,160
6	108	1	1 BHK	373	410	13500	50,35,500	55,39,050	11500	9,84,720
7	201	2	1 BHK	379	417	13540	51,31,660	56,44,826	12000	10,00,560
8	202	2	2 BHK	484	532	13540	65,53,360	72,08,696	15000	12,77,760
9	203	2	1 BHK	373	410	13540	50,50,420	55,55,462	11500	9,84,720
10	204	2	2 BHK	569	626	13540	77,04,260	84,74,686	17500	15,02,160
11	205	2	2 BHK	605	666	13540	81,91,700	90,10,870	19000	15,97,200
12	206	2	2 BHK	605	666	13540	81,91,700	90,10,870	19000	15,97,200
13	207	2	2 BHK	569	626	13540	77,04,260	84,74,686	17500	15,02,160
14	208	2	1 BHK	373	410	13540	50,50,420	55,55,462	11500	9,84,720
15	209	2	2 BHK	484	532	13540	65,53,360	72,08,696	15000	12,77,760
16	210	2	1 BHK	379	417	13540	51,31,660	56,44,826	12000	10,00,560
17	301	3	1 BHK	379	417	13580	51,46,820	56,61,502	12000	10,00,560
18	302	3	2 BHK	484	532	13580	65,72,720	72,29,992	15000	12,77,760
19	303	3	1 BHK	373	410	13580	50,65,340	55,71,874	11500	9,84,720
20	304	3	2 BHK	569	626	13580	77,27,020	84,99,722	17500	15,02,160
21	305	3	2 BHK	605	666	13580	82,15,900	90,37,490	19000	15,97,200
22	306	3	2 BHK	605	666	13580	82,15,900	90,37,490	19000	15,97,200

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 ₹
23	307	3	2 BHK	569	626	13580	77,27,020	84,99,722	17500	15,02,160
24	308	3	1 BHK	373	410	13580	50,65,340	55,71,874	11500	9,84,720
25	309	3	2 BHK	484	532	13580	65,72,720	72,29,992	15000	12,77,760
26	310	3	1 BHK	379	417	13580	51,46,820	56,61,502	12000	10,00,560
27	401	4	1 BHK	379	417	13620	51,61,980	56,78,178	12000	10,00,560
28	402	4	2 BHK	484	532	13620	65,92,080	72,51,288	15000	12,77,760
29	403	4	1 BHK	373	410	13620	50,80,260	55,88,286	11500	9,84,720
30	404	4	2 BHK	569	626	13620	77,49,780	85,24,758	18000	15,02,160
31	405	4	2 BHK	605	666	13620	82,40,100	90,64,110	19000	15,97,200
32	406	4	2 BHK	605	666	13620	82,40,100	90,64,110	19000	15,97,200
33	407	4	2 BHK	569	626	13620	77,49,780	85,24,758	18000	15,02,160
34	408	4	1 BHK	373	410	13620	50,80,260	55,88,286	11500	9,84,720
35	409	4	2 BHK	484	532	13620	65,92,080	72,51,288	15000	12,77,760
36	410	4	1 BHK	379	417	13620	51,61,980	56,78,178	12000	10,00,560
37	501	5	1 BHK	379	417	13660	51,77,140	56,94,854	12000	10,00,560
38	502	5	2 BHK	484	532	13660	66,11,440	72,72,584	15000	12,77,760
39	503	5	1 BHK	373	410	13660	50,95,180	56,04,698	11500	9,84,720
40	504	5	2 BHK	569	626	13660	77,72,540	85,49,794	18000	15,02,160
41	505	5	2 BHK	605	666	13660	82,64,300	90,90,730	19000	15,97,200
42	506	5	2 BHK	605	666	13660	82,64,300	90,90,730	19000	15,97,200
43	507	5	2 BHK	569	626	13660	77,72,540	85,49,794	18000	15,02,160
44	508	5	1 BHK	373	410	13660	50,95,180	56,04,698	11500	9,84,720
45	509	5	2 BHK	484	532	13660	66,11,440	72,72,584	15000	12,77,760
46	510	5	1 BHK	379	417	13660	51,77,140	56,94,854	12000	10,00,560
47	601	6	1 BHK	379	417	13700	51,92,300	57,11,530	12000	10,00,560
48	602	6	2 BHK	484	532	13700	66,30,800	72,93,880	15000	12,77,760
49	603	6	1 BHK	373	410	13700	51,10,100	56,21,110	11500	9,84,720
50	604	6	2 BHK	569	626	13700	77,95,300	85,74,830	18000	15,02,160
51	605	6	2 BHK	605	666	13700	82,88,500	91,17,350	19000	15,97,200
52	606	6	2 BHK	605	666	13700	82,88,500	91,17,350	19000	15,97,200
53	607	6	2 BHK	569	626	13700	77,95,300	85,74,830	18000	15,02,160
54	608	6	1 BHK	373	410	13700	51,10,100	56,21,110	11500	9,84,720
55	609	6	2 BHK	484	532	13700	66,30,800	72,93,880	15000	12,77,760
56	610	6	1 BHK	379	417	13700	51,92,300	57,11,530	12000	10,00,560
57	701	7	1 BHK	379	417	13740	52,07,460	57,28,206	12000	10,00,560
58	702	7	2 BHK	484	532	13740	66,50,160	73,15,176	15000	12,77,760
59	703	7	1 BHK	373	410	13740	51,25,020	56,37,522	11500	9,84,720
60	704	7	2 BHK	569	626	13740	78,18,060	85,99,866	18000	15,02,160

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 ₹
61	705	7	2 BHK	605	666	13740	83,12,700	91,43,970	19000	15,97,200
62	706	7	2 BHK	605	666	13740	83,12,700	91,43,970	19000	15,97,200
63	707	7	2 BHK	569	626	13740	78,18,060	85,99,866	18000	15,02,160
64	708	7	1 BHK	373	410	13740	51,25,020	56,37,522	11500	9,84,720
65	709	7	2 BHK	484	532	13740	66,50,160	73,15,176	15000	12,77,760
66	710	7	1 BHK	379	417	13740	52,07,460	57,28,206	12000	10,00,560
67	801	8	1 BHK	379	417	13780	52,22,620	57,44,882	12000	10,00,560
68	802	8	2 BHK	484	532	13780	66,69,520	73,36,472	15500	12,77,760
69	803	8	1 BHK	373	410	13780	51,39,940	56,53,934	12000	9,84,720
70	804	8	2 BHK	569	626	13780	78,40,820	86,24,902	18000	15,02,160
71	805	8	1 BHK	466	513	13780	64,21,480	70,63,628	14500	12,30,240
72	806	8	1 BHK	466	513	13780	64,21,480	70,63,628	14500	12,30,240
73	807	8	2 BHK	569	626	13780	78,40,820	86,24,902	18000	15,02,160
74	808	8	1 BHK	373	410	13780	51,39,940	56,53,934	12000	9,84,720
75	809	8	2 BHK	484	532	13780	66,69,520	73,36,472	15500	12,77,760
76	810	8	1 BHK	379	417	13780	52,22,620	57,44,882	12000	10,00,560
77	901	9	1 BHK	379	417	13820	52,37,780	57,61,558	12000	10,00,560
78	902	9	2 BHK	484	532	13820	66,88,880	73,57,768	15500	12,77,760
79	903	9	1 BHK	373	410	13820	51,54,860	56,70,346	12000	9,84,720
80	904	9	2 BHK	569	626	13820	78,63,580	86,49,938	18000	15,02,160
81	905	9	2 BHK	605	666	13820	83,61,100	91,97,210	19000	15,97,200
82	906	9	2 BHK	605	666	13820	83,61,100	91,97,210	19000	15,97,200
83	907	9	2 BHK	569	626	13820	78,63,580	86,49,938	18000	15,02,160
84	908	9	1 BHK	373	410	13820	51,54,860	56,70,346	12000	9,84,720
85	909	9	2 BHK	484	532	13820	66,88,880	73,57,768	15500	12,77,760
86	910	9	1 BHK	379	417	13820	52,37,780	57,61,558	12000	10,00,560
87	1001	10	1 BHK	379	417	13860	52,52,940	57,78,234	12000	10,00,560
88	1002	10	2 BHK	484	532	13860	67,08,240	73,79,064	15500	12,77,760
89	1003	10	1 BHK	373	410	13860	51,69,780	56,86,758	12000	9,84,720
90	1004	10	2 BHK	569	626	13860	78,86,340	86,74,974	18000	15,02,160
91	1005	10	2 BHK	605	666	13860	83,85,300	92,23,830	19000	15,97,200
92	1006	10	2 BHK	605	666	13860	83,85,300	92,23,830	19000	15,97,200
93	1007	10	2 BHK	569	626	13860	78,86,340	86,74,974	18000	15,02,160
94	1008	10	1 BHK	373	410	13860	51,69,780	56,86,758	12000	9,84,720
95	1009	10	2 BHK	484	532	13860	67,08,240	73,79,064	15500	12,77,760
96	1010	10	1 BHK	379	417	13860	52,52,940	57,78,234	12000	10,00,560
97	1101	11	1 BHK	379	417	13900	52,68,100	57,94,910	12000	10,00,560
98	1102	11	2 BHK	484	532	13900	67,27,600	74,00,360	15500	12,77,760



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 ₹
131	1405	14	2 BHK	605	666	14020	84,82,100	93,30,310	19500	15,97,200
132	1406	14	2 BHK	605	666	14020	84,82,100	93,30,310	19500	15,97,200
133	1407	14	2 BHK	569	626	14020	79,77,380	87,75,118	18500	15,02,160
134	1408	14	1 BHK	373	410	14020	52,29,460	57,52,406	12000	9,84,720
135	1409	14	2 BHK	484	532	14020	67,85,680	74,64,248	15500	12,77,760
136	1410	14	1 BHK	379	417	14020	53,13,580	58,44,938	12000	10,00,560
<b>Total</b>				<b>13424</b>	<b>14766</b>		<b>18,76,97,840</b>	<b>20,64,67,624</b>		<b>3,54,39,360</b>

### Summary of the Project:

Particulars	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
Approved	1 BHK - 48 2 BHK - 60	108	51496	56646	70,59,44,480.00	77,65,38,928.00
Proposed	1 BHK - 12 2 BHK - 16	28	13424	14766	18,76,97,840.00	20,64,67,624.00
<b>Total</b>		<b>136</b>	<b>64920</b>	<b>71412</b>	<b>89,36,42,320.00</b>	<b>98,30,06,552.00</b>

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

Part - C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work is in progress
2. Ornamental front door	
3. Sit out / Verandah with steel grills	
4. Overhead water tank	
5. Extra steel / collapsible gates	
Total	

Part - D (Amenities)	Amount in ₹
1. Wardrobes	N.A. Building Construction work is in progress
2. Glazed tiles	
3. Extra sinks and bath tub	
4. Marble / ceramic tiles flooring	
5. Interior decorations	
6. Architectural elevation works	
7. Paneling works	

8.	Aluminum works	
9.	Aluminum hand rails	
10.	False ceiling	
	Total	

Part – E (Miscellaneous)		: Amount in ₹
1.	Separate toilet room	N.A. Building Construction work is in progress
2.	Separate lumber room	
3.	Separate water tank / sump	
4.	Trees, gardening	
	Total	

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

**Total abstract of the entire property**

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		:	<b>₹ 89,36,42,320.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 98,30,06,552.00</b>

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 12,500.00 to ₹ 15,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 13,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



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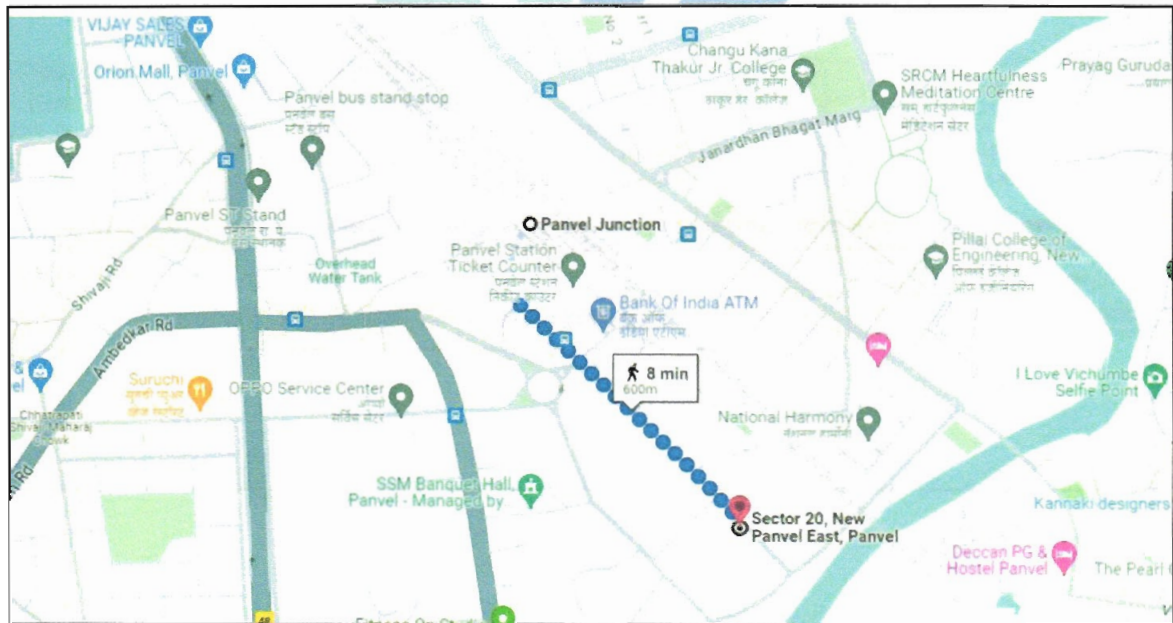
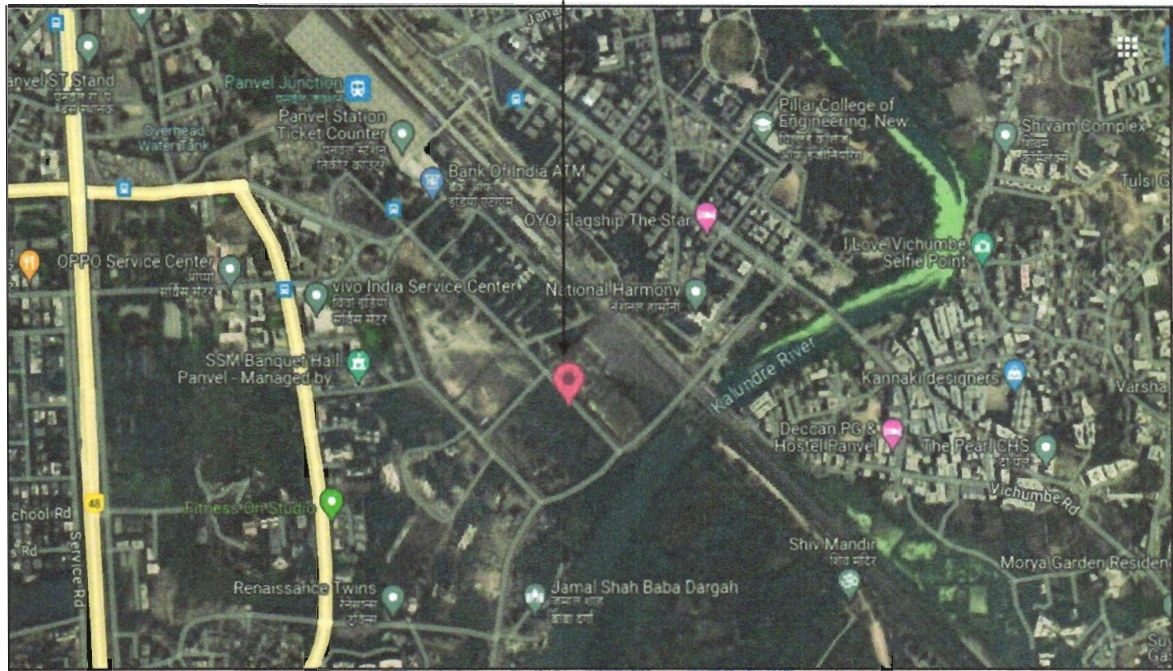


## Actual Site Photographs



## Route Map of the property

Site u/r



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

**Note:** The Blue line shows the route to site from nearest railway station (Panvel – 600 Mtr.)



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## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0  
( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

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वर्ष 2024-2025 भाषा मराठी

निवडलेला जिल्हा Raigad

तालुका निवडा Panvel

गाव निवडा Mauje: Panavel (Panvel Mahanagarpa

ह्याद्वारे शोध  सर्व्हे नंबर  SubZones

Select	उपविभाग	खुली जमीन	निवासी सरनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs.)
SurveyNo	1/11-पनवेल इंडस्ट्रीयल विभाग, मार्केट गार्ड इंडस्ट्रीयल विभाग गाडी नदी लगतचा	21200	63800	68500	75700	68500	चौ. मीटर
SurveyNo	1/12-मौजे ( गांव ) न्यु पनवेल क्रं मुख्यमूल्यदर विभाग 1 खंादा गावठाण	15600	48400	54700	60600	54700	चौ. मीटर
SurveyNo	1/13-मौजे ( गांव ) न्यु पनवेल क्रं सिडको विभाग - न्यु पनवेल ( वेस्ट ) ( सेक्टर क्रं ) मूल्यदर विभाग 2, आसुडगाव गावठाणासह	36100	97700	104600	121300	104600	चौ. मीटर
SurveyNo	1/14-मौजे- ( गांव ) न्यु पनवेल ( इस्ट ) मूल्यदर विभाग 3	43900	95900	110400	119400	110400	चौ. मीटर
SurveyNo	5/17-मौजे ( गांव ) कळंबोली क्र.2 सिडको विभाग - कळंबोली (सेक्टर क्र.) मूल्यदर विभाग 4 कळंबोली वेअर हौसींग गोडाऊन (लोखंड गोडाऊन)	25200	56600	68700	82300	68700	चौ. मीटर

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

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

## Price Indicators

HOUSING.COM Buy in Navi Mumbai

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

2 BHK Flat

By TRICITY REALTY LLP

Tricity Crest, Panvel, Navi Mumbai

₹80.0 L EMI starts at 39.72 K

Project Images

865 sq.ft Built Up Area

9.25 K/sq.ft Avg. Price

2 BHK Configuration

31st Dec, 2025 Possession status

Middle of 14 floors

East facing Facing

Unfurnished Furnishing

HOUSING.COM Buy in Navi Mumbai

Home / Navi Mumbai / Panvel / Apartment for Sale in Panvel / 1 BHK Flat

1 BHK Flat

By TRICITY REALTY LLP

Tricity Crest, Panvel, Navi Mumbai

₹52.0 L EMI starts at 27.54 K

Project Images

650 sq.ft Built Up Area

8.00 K/sq.ft Avg. Price

1 BHK Configuration

1st Dec, 2026 Possession status

Middle of 14 floors

East facing Facing

Unfurnished Furnishing



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## Price Indicators

**1 BHK Flat** ₹60.0 L EMI starts at 31.77 K

By TRICITY REALTY LLP  
Tricity Crest, Panvel, Navi Mumbai

₹23 K/sq.ft.

[Contact Seller](#)

650 sq.ft Built Up Area | 9.23 K/sq.ft Avg. Price | 1BHK Configuration | 51st Dec 2025 Possession status | Middle of 14 floors | East facing Facing | Unfurnished Furnishing

**Tricity Crest** ₹29.81 L - 83.0 L | 795 K/sq.ft

By TRICITY REALTY LLP  
Panvel, Navi Mumbai

EMI starts at 15.79 K Basic Price

[Contact Sellers](#)

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

## Price Indicators

**99acres** Buy | Enter Locality | Project | Society | Landmark

Current Price: ₹74 Lac @ 13,454 per sq.ft. **2BHK 2Baths**  
 Estimated EMI: ₹58,106 Flat/Apartment for Sale

**REGISTRATION NOT AVAILABLE** Website: <https://maharashtra.maharegion.gov.in/>

Overview Dealer Details Articles

**Property (3)**

- Area:** Carpet area: 550 sq.ft. (51.1 warr)
- Price:** ₹74 Lac @ 13,454 per sq.ft. (Negotiable)
- Floor Number:** 10<sup>th</sup> of 14 Floors
- Configuration:** 2 Bedrooms, 2 Bathrooms, 1 Balcony
- Address:** tricity crest Sector 20 New Panvel, Navi Mumbai
- Facing:** East
- Completion:** Apr 2026
- Chilling:** Pool/Park/Garden, Club, Main Road

**99acres** Buy | Enter Locality | Project | Society | Landmark

Current Price: ₹54 Lac @ 12,705 per sq.ft. **1BHK 1Bath**  
 Estimated EMI: ₹43,130 Flat/Apartment for Sale

**REGISTRATION NOT AVAILABLE** Website: <https://maharashtra.maharegion.gov.in/>

Overview Dealer Details Articles

**Property (3)**

- Area:** Carpet area: 425 sq.ft. (39.4 warr)
- Price:** ₹54 Lac @ 12,705 per sq.ft. (Negotiable)
- Floor Number:** 8<sup>th</sup> of 14 Floors
- Configuration:** 1 Bedroom, 1 Bathroom, 1 Balcony
- Address:** tricity crest Sector 20 New Panvel, Navi Mumbai
- Facing:** East
- Completion:** By 2026
- Chilling:** Pool/Park/Garden, Club, Main Road

## Price Indicators Projects nearby Locality


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### Neelkanth Naivedya

By NEELKANTH CONSTRUCTIONS  
Parivel, Navi Mumbai

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2, 3 BHK Apartments  
Configurations

Sep. 2021  
Possession Starts

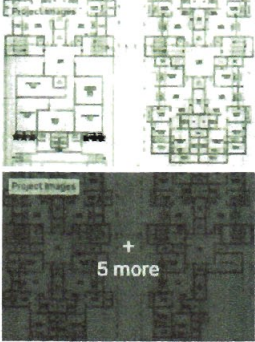
14.17 K/sq.ft  
Avg. Price

LAST updated: Aug 24, 2023

**₹69.84 L - 95.2 L** | 14.17 K/sq.ft  
EMI starts at 36.98 K

Price excludes maintenance, floor rise c. [See More](#)

[Contact Seller](#)



+  
5 more

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


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### Gee Cee Aspira 206

By GEECEE VENTURES LTD  
Plot No. F-3 Sector 6, New Parivel East, Navi Mumbai

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1, 2 BHK Apartments  
Configurations


Ready to Move  
Possession Status

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

LAST updated: Feb 3, 2021

**₹81.0 L - 1.17 Cr** | 17.84 K - 16.96 K/sq.ft  
EMI starts at 40.21K

[Contact Developer](#)



+  
18 more

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



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## Price Indicators Projects nearby Locality

**Kalpataru Park Riviera** ₹78.1 L - 1.1 Cr | 12.08 K/sq.ft  
EMI starts at ₹8.77 K

By **KALPATARU GROUP**  
Old Mumbai - Pune Expressway Opp. Parschimukhi Hanuman Mandir Old Panvel Panvel, Navi Mumbai

Project Images SHARE SAVE

2, 3 BHK Apartments Configurations    Dec. 2025 Possession Starts    12.08 K/sq.ft Avg. Price    516.00 sq.ft. - 868.00 sq.ft. (Carpet Area) Sizes

**2 BHK Flat** ₹1.0 Cr EMI starts at ₹49.65 K

By **ODDREJ PROPERTIES LTD.**  
God in Sky Garden, Takka Colony Panvel, Navi Mumbai

Others SHARE SAVE

1050 sq.ft Built Up Area    9.52 K/sq.ft Avg. Price    2 Year Old Age of property    Ready to move Possession status    Middle of 20 floors    North-East facing Facing    Unfurnished Furnishing



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## Price Indicators Projects nearby Locality

HOUSING.COM Buy in Mumbai
Download App
Last Project


Last updated Jan 29, 2024

### La Mer Regency (494)

By LA MER DEVELOPERS PVT LTD  
Final Plot No. 493, Panvel, Navi Mumbai

**₹56.5 L - 83.5 L** | 13.85 K/sq.ft  
EMI starts at 2992 K  
[See More](#)

[Contact Seller](#)



1-2 BHK Apartments Configurations

Mar, 2027 Possession Starts

13.85 K/sq.ft Avg. Price


413.00 sq.ft - 596.00 sq.ft (Carpet Area) Sizes

magicbricks
Buy
Rent
Sell
Home Loans

**₹1.06 Cr** | EMI - ₹48k | [Get pre-approved loan](#)

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

2 Beds
 2 Baths
 2 Balconies
 1 Covered Parking



Carpet Area  
713 sqft +  
₹14,867/sqft

Facing  
**East**

Car Parking  
1 Covered

Floor  
**5 (Out of 14 Floors)**

Lifts  
**3**

Type Of Ownership  
**Freehold**

Transaction Type  
**New Property**

Furnished Status  
**Unfurnished**

Age Of Construction  
**Under Construction**

**Opp Panchmukhi Hanuman Temple**

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

#### More Details


Price Breakup:	₹1.06 Cr   ₹5,30,000 Approx. Registration Charges, ₹3,000 Monthly
Booking Amount:	₹5.0 Lac
RERA ID:	P5200002B505
Address:	Mahatma Gandhi Road, Panvel, <b>Takka Colony</b> , Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks:	Opp Panchmukhi Hanuman Temple

## Price Indicators Projects nearby Locality

magicbricks
Buy
Rent
Sell
Home Loans

**₹74.0 Lac** EMI - ₹33k | [How much loan can I get?](#)

2 BHK 877 Sq-ft Flat For Sale in Takka Colony, Navi Mumbai



2 Photos

2 Beds
2 Baths
1 Covered Parking
Unfurnished

Carpet Area 525 sqft - ₹14,095/sqft	Floor 8 (Out of 11 Floors)	Transaction Type New Property
Facing East	Lifts 2	Furnished Status Unfurnished
Car Parking 1 Covered	Type Of Ownership Freehold	Age Of Construction Under Construction

Contact Agent
Get Phone No.


### More Details

Price Breakup	₹74 Lac   ₹3,70,000 Approx. Registration Charges
Booking Amount	₹5.0 Lac
RERA ID	P52000015676
Address	Takka Colony, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Takka Rd, NAKA, Old Panvel

magicbricks
Buy
Rent
Sell
Home Loans

**₹50.0 Lac** EMI - ₹23k | [Get pre-approved loan](#)

1 BHK 494 Sq-ft Flat For Sale in Takka Colony, Navi Mumbai



2 Photos

1 Bed
2 Baths
1 Covered Parking
Unfurnished

Carpet Area 353 sqft - ₹14,164/sqft	Floor 6 (Out of 11 Floors)	Transaction Type New Property
Facing East	Lifts 2	Furnished Status Unfurnished
Car Parking 1 Covered	Type Of Ownership Freehold	Age Of Construction Under Construction

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹50 Lac   ₹2,50,000 Approx. Registration Charges
Booking Amount	₹5.0 Lac
RERA ID	P52000015616
Address	Takka Colony, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Takka Rd, NAKA, Old Panvel



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 : 22.05.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

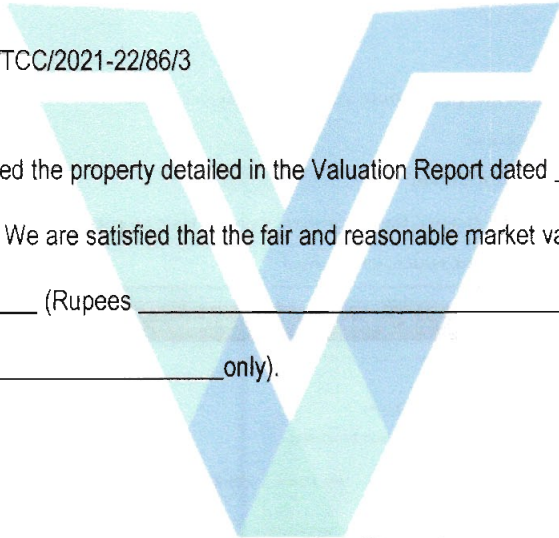
Chartered Engineer (India)

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: 2024.05.22 11:01:25 +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



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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 22.05.2024 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 20.05.2024. 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



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- 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 <b>M/s. Tricity Realty LLP</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Rajesh Ghadi – Valuation Engineer Vinita Surve – Technical Manager Saiprasad Patil – Technical Officer
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 - 22.05.2024 Valuation Date – 20.05.2024 Date of Report – 20.05.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 22.05.2024
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 **22<sup>nd</sup> May 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.



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(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.

**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: 2024.05.22 11:01:42 +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



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