

MASTER VALUATION REPORT OF "Codename Triumph Tower 1"

"Codename Triumph Tower 1", Wing T – 1, Proposed Development on Plot Bearing CTS No. 611, 611/1 to 611/10 of Village - Kanjur, Ambedkar Nagar, L.B.S. Marg, Near Mangatram Petrol Pump, Bhandup (West), Mumbai, Pin – 400 078, State - Maharashtra, Country – India

Latitude Longitude: 19°08'20.9"N 72°55'55.5"E

NAME OF DEVELOPER: M/s. Jai Hind Oil Mills Company

Pursuant to instructions from State Bank of India, Administrative Office Thane Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **31st May 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated **"Codename Triumph Tower 1"**, Wing T – 1, Proposed Development on Plot Bearing CTS No. 611, 611/1 to 611/10 of Village - Kanjur, Ambedkar Nagar, L.B.S. Marg, Near Mangatram Petrol Pump, Bhandup (West), Mumbai – 400 078, State - Maharashtra, Country – India. It is about 1.00 Km. travel distance from Bhandup Railway station of Central Railway line. Surface transport to the property is by buses, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is Middle class & developed.

2. Developer Details:

Name of builder	M/s. Jai Hind Oil Mills Company	
Project Registration Number	Project	RERA Project Number
	Codename Triumph Tower 1	P51800055125
Register office address	M/s. Jai Hind Oil Mills Company Office No. 153, LBS Marg, Opp. Mangatram Petrol Pump, Ambedkar Nagar, Bhandup (West), Mumbai, Pin – 400 078, State – Maharashtra, Country - India	
Contact Numbers	<u>Contact Person:</u> Mr. Jay Nair (Builder Person - Mobile No. – 8655962697) Mr. Arvind Dubey (Builder Person – Mobile No. 70211701941)	
E – mail ID and Website	arvindss1984@gmail.com	