



# V S JADON & CO. VALUERS LLP.

<b>Office No. 1031, Wing J, Akshar Business Park, Plot No. 03 Sector 25, Near APMC Market, Vashi, Navi Mumbai, Maharashtra 400703 TEL: 022-46090378/79/8 E mail : vsjcapf@gmail.com. Web site : www.vsjadon.com</b>					
<b>Valuation Report</b>					
Date:	03/08/2024				
CPC Name:	Axis Sanpada				
Date Of Property Visit	03/08/2024				
Name of the builder group	M/s.Kalyani Enterprises				
Name of the builder company	M/s.Kalyani Enterprises				
Name of the Project	<b>Bhavani Heights</b>				
Contact Details ( Name & Contact No.)	2245206510				
Name / no of the Building	1 Building (Wing A )				
Docouments Provided	Approved Building Plan & CC				
RERA No.	P51800003594				
Project location details	Bhavani Heights, Survey No. 99/4, Village-Shirgaon, Tal. Badlapur, Dist. Thane, Pin Code. 421 503				
Survey No	99/4	Plot No.	NA	Locality	Shirgaon
Road	Proposed Panvel Highway		District	Thane	
City	Badlapur		Pin Code	421 503	
Near by Landmark	Aryan One		Distance from city centre:	About 2.7 Km from Badlapur Railway Station	
Accessibility to the Project from the City: (Proximity to civic amenities like school, hospital, market, etc.)			all available at 1 to 2 km.		
Does property have Electricity / Water / Drainage Connection			Yes		
Class of locality			Middle Class		
Nature of land with topographical condtion			Plane		
Nature of the locality			Developing		
Quality of infrastructure in vicinity			Good		
Boundaries	East	West	South	North	
As per deed	NA	NA	NA	NA	
At site	Road	Building	Road	Open Plot	
Does the boundaries at site match, as mentioned in the Documentation: NA					
Type of Structure : RCC Frame Structure					
Latitude & Longitude	Latitude	19.1501832	Longitude	73.2306157	
Location Link	<a href="https://goo.gl/maps/L96rRVQf43uj9ciz5">https://goo.gl/maps/L96rRVQf43uj9ciz5</a>				
<b>Approval details:</b>					
Approved usage of the Property: Residential (Restrictive Covenants in regard to Land Use, if any)					
Total land area of the project in Sq. Mt.	3732.0				
Permissible FSI	1.2				
Permissible TDR/Paid FSI	0.2				
Total FSI available for the project	1.4				
Total Approved Builtup area of the project in Sq. Mt.	5226.5				
Total number of Buildings	1 Building (Wing A)				
<b>Approval Detail : Plan approval</b>					
Layout Approval No	KVNP/NRV/BP/4213-2		Dated	03/06/2016.	





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Building plan approval No	KVNP/NRV/BP/4213-27		Dated	03/06/2016.			
Date of Commencement of Construction	KBNP/NRV/BP/4213/2016-2017/27 Valid Up to: Wing A = Stilt + 12th Floor Wing B = Stilt + 4th Floor		Dated	03/06/2016.			
<b>O. Certificate No.:</b>	<b>KBNP/NRV/0073</b> <b>Approved upto : Wing A = Stilt + 12th Floor</b>		<b>Dated</b>	<b>02/01/2020</b>			
Commencement date of construction	03/06/2016.	Expected Completion	Completed				
<b>Building wise Construction details</b>							
Approved area of the building in Sq.Mt	5226.49	Approved no of units	107 Flats				
Approved no of Floors	Wing A = Stilt + 12th Floor	No of floors at site :	See Construction Details				
Quality of construction: Good		Projected life of the structure: 56 Years					
Material laying at Site: :Nothing							
<b>Construction</b>	<b>Wing A = Stilt + 12th Floor</b>						
Basement	0	Ground	1	Podium	0	Floors	12
<b>Stage of construction</b> All work Completed. OC Received.							
Type of Work	Slab/Floor	Completion %	Progress %		Disbursement %		
Excavation	12	100%	100%		100%		
Plinth	12	100%					
RCC (Including	13	100%					
Brickwork	12	100%					
Internal Plaster	12	100%					
Ext. Plaster &	12	100%					
Flooring & Fitting	12	100%					
Painting & Wooden	12	100%					
Building Common	12	100%					
Possession	12	100%					
Whether the construction is as per approved Building plan : Yes							
Violations Observed if any : NA							
<b>Proposed Amenities</b>							
1. Vitrified tiles flooring 2. Granite Kitchen Platform 3. Decorative Enternace etc.							
<b>Recommended Rates of the Property :</b>							
Recommended rate of the flat Per Sq. Ft. ( on Saleable area)				5000			
Society formation charges				100000/-			
Development charges				3,50,000/-			
<b>Distressed valuation of the Property</b>				4000			
<b>Building details Floor Wise</b>							
<b>Details of Flats in Building</b>							
Flat No. As per Approved Plan	Flat No. As per Architect Letter	Description	Carpet area	Attached Terrace area	Saleable area	PLC Y/N	Floor
<b>A Wing</b>							
<b>Ground Floor For Parking</b>							
<b>1st &amp; 2nd Floor</b>							
1	104, 304	2BHK			952	N	





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2	103, 303	1BHK	427	63	704	N	1st & 3rd Floor
3	105, 305	2BHK	549	58	881	N	
4	106, 306	1BHK	403	42	646	N	
5	107, 307	1BHK	362	42	585	N	
6	102, 302	1BHK	362	42	585	N	
7	101, 301	1BHK	362	42	585	N	
2nd & 4th Floor							
14	204, 404	2BHK	605	61	968	N	2nd & 4th Floor
15	203, 403	1BHK	420	58	689	N	
16	205, 405	2BHK	613	61	981	N	
17	206, 406	1BHK	418	0	626	N	
18	207, 407	1BHK	418	0	626	N	
19	202, 402	1BHK	420	58	689	N	
20	201, 401	1BHK	420	58	689	N	
5th, 7th, 9th & 11th Floor							
27	504, 704, 904, 1104	2BHK	598	61	959	N	5th, 7th, 9th & 11th Floor
28	503, 703, 903, 1103	1BHK	427	60	700	N	
29	502, 702, 902, 1102	1BHK	427	60	700	N	
30	501, 701, 901, 1101	1BHK	376	60	625	N	
31	505, 705, 905, 1105	2BHK	609	58	971	N	
32	506, 706, 906, 1106	1BHK	385	59	636	N	
33	507, 707, 907, 1107	1BHK	385	59	636	N	
6th, 10th & 12th Floor							
34	604, 1004, 1204	2BHK	607	61	971	N	6th, 10th & 12th Floor
35	603, 1003, 1203	1BHK	420	58	689	N	
36	605, 1005, 1205	2BHK	613	61	981	N	
37	602, 1002, 1202	1BHK	359	58	597	N	6th, 10th & 12th Floor
38	601, 1001, 1201	1BHK	420	58	689	N	
39	606, 1006, 1206	1BHK	418	0	626	N	
40	607, 1007, 127	1BHK	418	0	626	N	
8th Floor (Part Refuge)							
41	804	2BHK	607	61	971	N	8th Floor (Part
42	805	2BHK	613	61	981	N	
43	802	1BHK	420	58	689	N	





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44	801	1BHK	420	58	689	N	Refuge)
45	806	1BHK	418	0	626	N	
46	807	1BHK	418	0	626	N	
<b>Remarks:</b> 1. A wing = All work Completed. OC Received. 2. We considered Saleable area as per our calculation. 3. We considered Carpet area as per Approved Plan. 4. We have considered rate by verifying it from market inquire. 5. We have considered Other charges from cost sheet 6. B Wing Flat numbering given as per Approved Plan. 7. A Wing Flat numbering given as per Architect Letter which are Final Flat Numbering. 7. We update OC from Rera for Wing A (on 13/04/2023).							
<b>Undertaking :</b> 1) We have personally visited the property & identified the same based on the documents provided 2) I/We have no direct or Indirect Interest in the property being valued 3) The information furnished above is true and correct to my/our knowledge. 4) The saleable area is as per Our Calculation. 5) Legal title of the property is not verified by us. 6) Gross carpet area = Net Carpet area + Fungible area. 7) Fungible Area= Enclosed Balcony + Flower Bed + Covered Balcony + Service Slab + Duct + Chajja + Wheather Shed area.							
<b>Authorized Signatory</b>  <b>Name &amp; Seal of the agency</b>							





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PHOTOGRAPHS OF PROPERTY :

Bhavani Heights







Google Map :

