

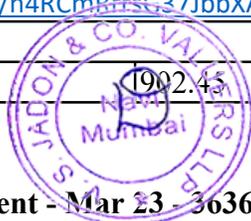


V S JADON & CO. VALUERS LLP.

1302-ELLORA FIESTA, PLOT NO. 8, SECTOR 11, OPP. JUINAGAR RAILWAY STATION, SANPADA,
NAVI MUMBAI 400 706. TEL: 022-27758396/95. FAX :022-27758394.
E mail : axisbank@vsjadon.com. vsjcv@vsjadon.com. vsjcv@gmail.com. Web site : www.vsjcv.com

Valuation Report

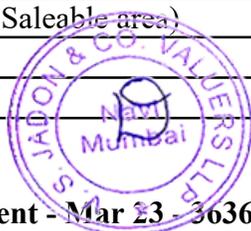
Date:	20/04/2023		
CPC Name:	Axis Sanpada		
Date Of Property Visit	11/03/2023		
Name of the builder group	M/s.Adityaraj Builders		
Name of the builder company	M/s.Adityaraj Builders		
Name of the Project	Manoranjan CHS		
Contact Details (Name & Contact No.)	9819711044		
Name / No of the Building	01 Building		
Documents Provided	Approved Plans, CC, Sale Plans		
RERA No.	P51800022235		
Project location details	Manoranjan CHS is reconstruction of Building No. 50, known as "Tagore Nagar Manoranjan Co-operative Housing Society Limited" at Survey No. 113 (Pt) and City Survey No. 347 (part) at Tagore Nagar, village Hariyali, Vikhroli(East), Mumbai 400083		
CTS No	347(Pt) and Survey No. 113 (Pt)		
Road	Ramakant Deshmukh Marg	Locality/Village	Hariyali
City	Vikhroli	District	Mumbai
Taluka	Kurla	Pin Code	400083
Near by Landmark	Shree CHS	Distance from city centre:	1Km from Vikhroli 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	Yes		
Class of locality	Upper Class		
Nature of land with topographical condition	Plane		
Nature of the locality	Developed		
Quality of infrastructure in vicinity	Good		
Type of Structure	RCC Frame Structure		
Approved usage of the Property:	Residential		
Restrictive Covenants in regard to Land Use	No		
Boundries	As per deed	At site	
East	NA	Mumbai - Agra National Hwy	
West	NA	Ramakant Deshmukh Marg	
North	NA	Building	
South	NA	Shree CHS	
Does the boundaries at site match, as mentioned in the Documentation:	NA		
Latitude, Longitude	19.1154417,72.9345737		
Location Link	https://goo.gl/maps/n4RCmBrrsG37JbbXA		
Area Statement Details :			
Total land area of the project in Sq. Mt.	1902.45		





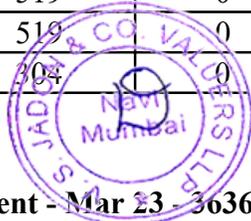
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Permissible FSI	2.5		
Permissible TDR/Paid FSI	1.6		
Total FSI available for the project	4.1		
Total Approved Builtup area of the project (Sq.Mt)	3696.13		
Total number of Buildings	01 Building		
Approval Detail : Plan approval			
Layout Approval No	Mhada-8/297/2021	Dated	04/10/2021
Approved Floor plan No.	Mhada-8/297/2021	Dated	04/10/2021
Commencement Certificate No.	MH/EE/BP/GM/MHADDA-B/297/2021	Dated	03/11/2021
	Valid Up to: This C.C is further extended as building upto top of 22nd upper habitable floors i.e Stilt stack parking+ mezzanine + 1st to 22nd upper habitable floor as per amended plan dtd 04/10/2021		
O. Certificate No.:		Dated	NA
Building wise Construction details			
Approved area of building (Sq.Mt)	3696.13		
Approved no of units	Flats - 108		
Approved no of Floors	Gr + Mezz. FL + 1st to 22nd Floor		
Proposed no of Floors	Gr + Mezz. FL + 1st to 22nd Floor		
Expected Completion	As per RERA - 30/12/2023		
Projected life of the structure	60 Years After Completion		
Quality of construction:	Good		
Material laying at Site:	Cement, Aggregate, Steel, etc		
Construction details:	Gr + Mezz. FL + 1st to 22nd Floor		
Basement	0	Ground	1
		Podium	0
		Floors	22
Stage of construction:	Plinth, RCC, Brick, Plaster, Flooring, Painting work Completed. Finishing work is in process.		
Type of Work	Slab/Floor	Complition %	Progress %
Excavation	22	100%	91%
Plinth	22	100%	
RCC (Including podiums)	23	100%	
Brickwork	22	100%	
Internal Plaster	22	100%	
Ext. Plaster & Plumbing	22	100%	
Flooring & Fitting	22	100%	
Painting & Wooden	19	86%	
Building Common	8	36%	
Possession	0	0%	
			Disbursement %
			95%
Whether the construction is as per approved Building plan : Under Construction			
Violations Observed if any : NA			
Proposed Amenities :	1.Vitrified tiles flooring 2. Granite Kitchen Platform 3. Decorative Enternace etc.		
Recommended Rates of the Property :			
Recommended rate of the flat Per Sq. Ft. (on Saleable area)	14000		
Recommended rate of Parking	600000/-		
Distressed valuation of the Property	11200		





Residential Area Details :					
Building & Wing	No. of Units	Total Carpet Area		Total Saleable Area	
Flats	108	57459		91935	
Building details Floor Wise					
Details of Flats in Building					
Flat/Shop No.	Description	Gross Carpet area	Attached Terrace area	Saleable area	Floor
Ground Floor for Parking					
Mezzanine Floor for Parking					
1st to 6th Floor for Residential					
1	2BHK	501	0	801	1st to 6th Floor for Residential
2	2BHK	501	0	801	
3	2BHK	501	0	802	
4	2BHK	501	0	801	
5	2BHK	501	0	801	
7th Floor (Part Refuge Area)					
1	2BHK	501	0	801	7th Floor (Part Refuge Area)
2	Refuge Area				
3	1RK	245	0	392	
4	2BHK	501	0	801	
5	2BHK	501	0	801	
8th to 13th & 15th to 17th Floor					
1	2BHK	519	0	830	8th to 13th & 15th to 17th Floor
2	2BHK	519	0	830	
3	2BHK	548	0	877	
4	2BHK	511	0	818	
5	3BHK	686	0	1098	
14th Floor (Part Refuge Area)					
1	2BHK	519	0	830	14th Floor (Part Refuge Area)
2	Refuge Area				
3	1RK	245	0	392	
4	2BHK	511	0	818	
5	3BHK	686	0	1098	
18th to 20th & 22nd Floor					
1	2BHK	519	0	830	18th to 20th & 22nd Floor
2	2BHK	519	0	830	
3	2BHK	548	0	877	
4	2BHK	511	0	818	
5	3BHK	686	0	1098	
21st Floor (Part Refuge Area)					
1	2BHK	519	0	830	21st Floor (Part Refuge Area)
2	2BHK	519	0	830	
3	1RK	304	0	486	





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4	2BHK	511	0	818	Nava)
5	3BHK	686	0	1098	

Remarks:

1. Construction work is in process at the time of Visit.
2. We considered Saleable area as per our calculation.
3. We considered Carpet area as per Approved Plan.
4. We considered Gross carpet area = Net carpet.
5. We have considered rate by verifying it from market inquire.
6. Recommended rate should be considered as all inclusive rate if other charges are not mentioned. (Excluding GST & other government Taxes)
7. Car parking is subjected to authentic documentation.
8. On Site, we meet Mr. Shiva (Site engineer) - 8879509926
9. We have updated Revised approved plans & CC (on 14/07/2022)
10. As per Approved Floor plan, Building consist of 108 units [Rehab = 32 units (1st to 6th Floor & 2 units of 7th Floor) & Sale = 76 Units], but which unit no should be considered as rehab or sale is not mentioned in Approved plan.

Undertaking :

- 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) Legal title of the property is not verified by us.
- 5) Gross carpet area = Net Carpet area + Fungible area.
- 6) Fungible Area= Enclosed Balcony + Flower Bed + Covered Balcony + Service Slab + Duct + Chajja + Wheather Shed area.

Inspected By :

Nainesh Tambe

Report By :

Sachin

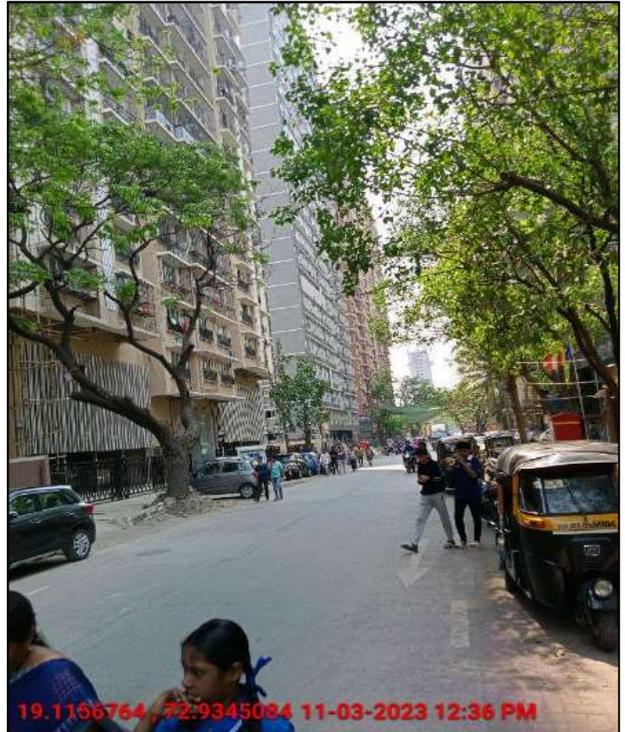
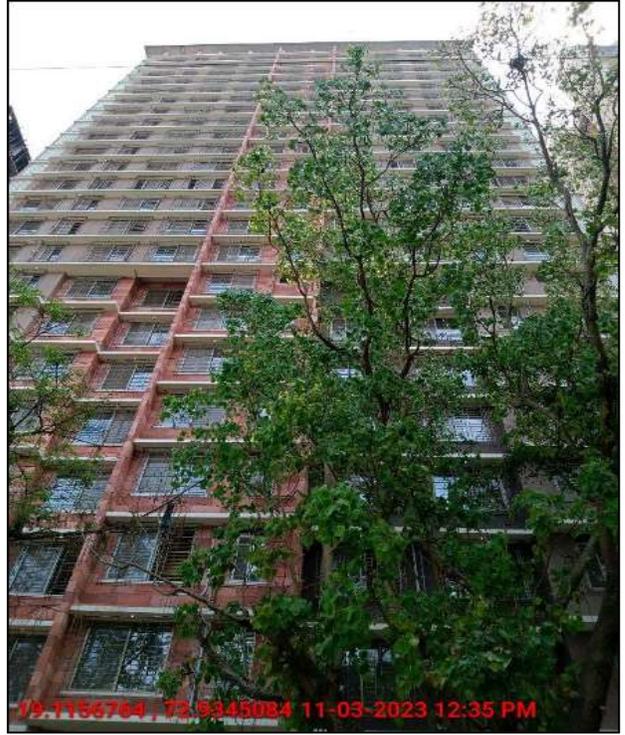
Authorized Signatory

Name & Seal of the agency





PHOTOGRAPHS OF PROPERTY : Manoranjan CHS





Google Map :

