

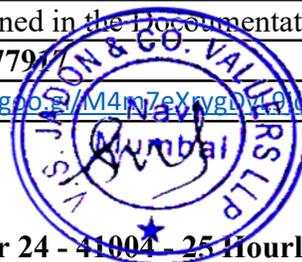


# V S JADON & CO. VALUERS LLP.

Office No. 1031, Wing J, Akshar Business Park, Plot No. 03 Sector 25, Near APMC Market, Vashi, Navi  
Mumbai, Maharashtra 400703 TEL: 022-46090378/79/80  
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## Valuation Report

Date:	30/03/2024		
CPC Name:	Axis Thane		
Date Of Property Visit	13/03/2024		
Name of the builder group	Dhruva Woollen Mills Pvt Ltd		
Name of the builder company	Dhruva Woollen Mills Pvt Ltd		
Name of the Project	<b>25 Hourlife</b>		
Provided Contact Details ( Name & Contact No.)	Mr.Akshay Korgaonkar 9324767870		
Name / No of the Building	Tower A1, B1 & C1		
Documents Provided	Approved Plans, CC		
RERA No.	P51700053696 = Tower A1 P51700048270 = Tower B1 P51700048278 = Tower C1		
Project location details	25 Hourlife, Gut No.2/2, 2/5, 7/1 & 7/2, near R-Mall, Ghodbunder Road, Panchpakhadi, Chitalsar Manpada, Thane West, Thane, Thane - 400607.		
Gut No	2/2, 2/5, 7/1 & 7/2		
Locality	Panchpakhadi		
Road	Ghodbunder Road	Locality/Village	Chitalsar Manpada
City	Thane West	District	Thane
Taluka	Thane	Pin Code	400607
Nearby Landmark	R-Mall	Distance from city centre:	5.7KM from Thane 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	Middle Class		
Nature of land with topographical condtion	Plane		
Nature of the locality	Developing		
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		
<b>Boundries</b>	<b>As per Layout</b>	<b>At site</b>	
East	Building Type D1	Open Plot	
West	7.0 MT W. Driveway	Open Plot/Ghodbunder Road	
North	12 Mt W. Internal Road	Internal Road	
South	Club House	Open Plot/R-Mall	
Does the boundaries at site match, as mentioned in the Documentation:	NA		
<b>Latitude, Longitude</b>	19.234639, 72.977977		
<b>Location Link</b>	<a href="https://maps.app.goo.gl/M4m7eXnyg0y49dy7">https://maps.app.goo.gl/M4m7eXnyg0y49dy7</a>		





<b>Area Statement Details :</b>			
Total land area of the project in Sq. Mt.	49701.66		
Permissible FSI	1.1		
Permissible TDR/Paid FSI	1.4		
Total FSI available for the project	2.5		
Total Approved Builtup area of the project (Sq.Mt)	123996.15		
Total number of Buildings	3 Buildings		
<b>Approval Detail : Plan approval</b>			
Name of Municipal Corporation/Authority	<b>Thane Municipal Corporation</b>		
Layout Approval No	S05/0218/22/TMC/TD-DP/ TPS/4482/23	Dated	31/10/2023
Approved Floor plan No.	S05/0218/22/TMC/TD-DP/ TPS/4482/23	Dated	31/10/2023
Commencement-CC No	S05/0218/22/TMC/TDD/4482/23	Dated	31/10/2023
Valid Up to:	Building No. A1 = P1 + P2 + Gr/P3 + P4 to P6 + 1st Floor Building No. B1 & C1 = P1 + P2 + Gr/P3 + P4 to P6 + 1st & 2nd Floor		
<b>O. Certificate No.:</b>	<b>NA</b>	<b>Dated</b>	<b>NA</b>
<b>Building wise Construction details</b>			
Approved Builtup Area of Building Type A1, B1 & C1 (Sq.Mt)	109057.52		
Approved no of units	Flats - 1380		
Approved no of Floors	Building Type A1, B1 & C1 = 2P Lvl + Gr/P3+ P4 to P6 + 1st to 26th + Service Floor + 27th to 50th Floor		
Proposed no of Floors	Building Type A1 = 2P Lvl + Gr/P3+ P4 to P6 + 1st to 26th + Service Floor + 27th to 50th Floor		
	Building Type B1 = 2P Lvl + Gr/P3+ P4 to P6 + 1st to 26th + Service Floor + 27th to 50th Floor		
	Building Type C1 = 2P Lvl + Gr/P3+ P4 to P6 + 1st to 26th + Service Floor + 27th to 50th Floor		
Expected Completion	As per RERA (Tower A1) - 31/12/2030 As per RERA (Tower B1 & C1) - 31/12/2029		
Projected life of the structure	60 Years After Completion		
Quality of construction:	Good		





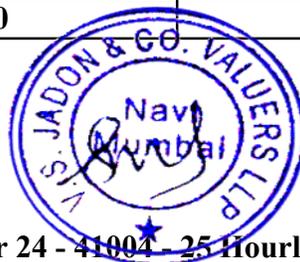
Proposed Amenities :	Cafeteria/Food Court Outdoor Tennis Courts Banquet Hall Gymnasium Indoor Squash & Badminton Courts Power Back Up Swimming Pool Club House Lift Security Reserved Parking Visitor Parking						
Violations Observed if any :	NA						
Material laying at Site:	Cement, Aggregate, Steel, etc						
Whether the construction is as per approved Building plan :	Under Construction						
<b>Construction details:</b>	<b>Building Type A1 = 2P Lvl + Gr/P3+ P4 to P6 + 1st to 26th + Service Floor + 27th to 50th Floor</b>						
Basement	2	Ground	1	Podium	3	Floors	50
<b>Stage of construction:</b>	<b>Excavation Completed, Footing work is process</b>						
Type of Work	Slab/Floor	Complition %	Progress %		Disbursement %		
Excavation	50	100%	3%		26%		
Plinth	13	25%					
RCC (Including podiums)	0	0%					
Brickwork	0	0%					
Internal Plaster	0	0%					
Ext. Plaster & Plumbing	0	0%					
Flooring & Fitting	0	0%					
Painting & Wooden	0	0%					
Building Common	0	0%					
Possession	0	0%					





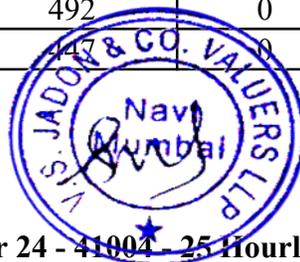
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<b>Construction details:</b>		<b>Building Type B1 = 2P Lvl + Gr/P3+ P4 to P6 + 1st to 26th + Service Floor + 27th to 50th Floor</b>					
Basement	2	Ground	1	Podium	3	Floors	50
<b>Stage of construction:</b>		<b>Excavation, Plinth Completed, RCC upto 8 Slab Completed</b>					
Type of Work	Slab/Floor	Complition %	Progress %		Disbursement %		
Excavation	50	100%	16%		49%		
Plinth	50	100%					
RCC (Including podiums)	8	15%					
Brickwork	0	0%					
Internal Plaster	0	0%					
Ext. Plaster & Plumbing	0	0%					
Flooring & Fitting	0	0%					
Painting & Wooden	0	0%					
Building Common	0	0%					
Possession	0	0%					
<b>Construction details:</b>		<b>Building Type C1 = 2P Lvl + Gr/P3+ P4 to P6 + 1st to 26th + Service Floor + 27th to 50th Floor</b>					
Basement	2	Ground	1	Podium	3	Floors	50
<b>Stage of construction:</b>		<b>Excavation, Plinth Completed, RCC upto 3 Slab Completed</b>					
Type of Work	Slab/Floor	Complition %	Progress %		Disbursement %		
Excavation	50	100%	12%		47%		
Plinth	50	100%					
RCC (Including podiums)	3	6%					
Brickwork	0	0%					
Internal Plaster	0	0%					
Ext. Plaster & Plumbing	0	0%					
Flooring & Fitting	0	0%					
Painting & Wooden	0	0%					
Building Common	0	0%					
Possession	0	0%					
<b>Recommended Rates of the Property :</b>						<b>On Saleable Area</b>	
Recommended rate of the Flat Per Sq. Ft.						12,000	
Possession Charges						4,30,000	
Recommended rate of Parking						5,00,000	
<b>Distressed valuation of the Property</b>						9,600	
<b>Residential Area Details :</b>							
<b>Building &amp; Wing</b>	<b>No. of Units</b>		<b>Total Carpet Area</b>		<b>Total Saleable Area</b>		
Tower A1	590		283790		425684		
Tower B1	490		274970		412455		
Tower C1	300		253885		380828		
<b>Total</b>	<b>1380</b>		<b>812645</b>		<b>1218967</b>		





<b>Building details Floor Wise</b>						
<b>Details of Flats in Building</b>						
<b>Flat No. (Approved Plan)</b>	<b>Flat No. (Sale Plan)</b>	<b>Description</b>	<b>Gross Carpet area</b>	<b>Attached Terrace area</b>	<b>Saleable area Loading : 50%</b>	<b>Floor</b>
<b>Tower A1</b>						
<b>Parking Level 1 (1st Basement ) For Flushing Tank &amp; Parking</b>						
<b>Parking Level 2 (2nd Basement) For RWH Tank &amp; Parking</b>						
<b>Parking Level 3 (Ground Floor) For Double Height Entrance Lobby, Society Office, Drivers Room, Substation, Meter Room &amp; Parking</b>						
<b>Parking Level 4 (1st Podium) For Parking</b>						
<b>Parking Level 5 (2nd Podium) For Parking</b>						
<b>Parking Level 6 (3rd Podium) For Parking</b>						
<b>1st to 4th, 6th to 9th, 11th to 14th, 16th to 19th, 21st to 24th, 26th to 28th, 30th to 33rd, 35th to 38th, 40th to 43rd, 45th to 48th &amp; 50th Floor For Residential</b>						
1		1BHK	447	0	671	1st to 4th, 6th to 9th, 11th to 14th, 16th to 19th, 21st to 24th, 26th to 28th, 30th to 33rd, 35th to 38th, 40th to 43rd, 45th to 48th & 50th Floor For Residential
2		2BHK	492	0	737	
3		1BHK	490	0	734	
4		1BHK	489	0	734	
5		2BHK	531	0	797	
6		1BHK	432	0	648	
7		1BHK	432	0	648	
8		2BHK	531	0	797	
9		1BHK	489	0	734	
10		1BHK	490	0	734	
11		2BHK	492	0	737	
12		1BHK	447	0	671	
<b>Service Floor (Between 26th &amp; 27th Floor)</b>						
<b>5th, 10th, 15th, 20th, 25th, 29th, 34th, 39th, 44th &amp; 49th Floor (Part Refuge Area)</b>						
1		1BHK	447	0	671	5th, 10th, 15th, 20th, 25th, 29th, 34th, 39th, 44th & 49th Floor (Part Refuge Area)
2		2BHK	492	0	737	
3		1BHK	490	0	734	
4		1BHK	489	0	734	
5		2BHK	531	0	797	
6		1BHK	432	0	648	
7		Refuge Area				
8		2BHK	531	0	797	
9		1BHK	489	0	734	
10		1BHK	490	0	734	
11		2BHK	492	0	737	
12		1BHK	447	0	671	





<b>Tower B1</b>					
<b>Parking Level 1 &amp; 2 (Basement 1 &amp; 2) For Flushing Tank &amp; Parking</b>					
<b>Parking Level 3 (Ground Floor) For Entrance Lobby, Society Office, Meter Room &amp; Parking</b>					
<b>Parking Level 4 &amp; 5 (1st &amp; 2nd Podium) For ParkingRoom &amp; Parking</b>					
<b>Parking Level 6 (3rd Podium) For Parking</b>					
<b>1st to 4th, 6th to 9th, 11th to 14th, 16th to 19th, 21st to 24th, 26th to 28th, 30th to 33rd, 35th to 38th, 40th to 43rd, 45th to 48th &amp; 50th Floor For Residential</b>					
1	2BHK	661	0	992	1st to 4th, 6th to 9th, 11th to 14th, 16th to 19th, 21st to 24th, 26th to 28th, 30th to 33rd, 35th to 38th, 40th to 43rd, 45th to 48th & 50th Floor For Residential
2	2BHK	661	0	992	
3	2BHK	611	0	917	
4	2BHK	565	0	848	
5	2BHK	565	0	848	
6	2BHK	565	0	848	
7	2BHK	565	0	848	
8	2BHK	611	0	917	
9	2BHK	623	0	934	
10	2BHK	623	0	934	
<b>Service Floor (Between 26th &amp; 27th Floor)</b>					
<b>5th, 10th, 15th, 20th, 25th, 29th, 34th, 39th, 44th &amp; 49th Floor (Part Refuge Area)</b>					
1	2BHK	661	0	992	5th, 10th, 15th, 20th, 25th, 29th, 34th, 39th, 44th & 49th Floor (Part Refuge Area)
2	2BHK	661	0	992	
3	2BHK	611	0	917	
4	2BHK	565	0	848	
5	2BHK	565	0	848	
6	2BHK	565	0	848	
7	Refuge Area				
8	2BHK	611	0	917	
9	2BHK	623	0	934	
10	2BHK	623	0	934	
<b>Tower C1</b>					
<b>Parking Level 1 &amp; 2 (Basement 1 &amp; 2) For Flushing Tank &amp; Parking</b>					
<b>Parking Level 3 (Ground Floor) For Entrance Lobby, Society Office, Meter Room &amp; Parking</b>					
<b>Parking Level 4 &amp; 5 (1st &amp; 2nd Podium) For ParkingRoom &amp; Parking</b>					
<b>Parking Level 6 (3rd Podium) For Parking</b>					
<b>1st to 4th, 6th to 9th, 11th to 14th, 16th to 19th, 21st to 24th, 26th to 28th, 30th to 33rd, 35th to 38th, 40th to 43rd, 45th to 48th &amp; 50th Floor For Residential</b>					
1	3BHK	965	0	1447	1st to 4th, 6th to 9th, 11th to 14th, 16th to 19th, 21st to 24th, 26th to 28th, 30th to 33rd, 35th to 38th, 40th to 43rd, 45th to 48th & 50th Floor For Residential
2	2BHK	659	0	988	
3	3BHK	956	0	1433	
4	3BHK	956	0	1433	
5	2BHK	659	0	988	
6	3BHK	965	0	1447	
<b>Service Floor (Between 26th &amp; 27th Floor)</b>					





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5th, 10th, 15th, 20th, 25th, 29th, 34th, 39th, 44th & 49th Floor (Part Refuge Area)					
1	3BHK	965	0	1447	5th, 10th, 15th, 20th, 25th, 29th, 34th, 39th, 44th & 49th Floor (Part Refuge Area)
2	2BHK	659	0	988	
3	3BHK	956	0	1433	
4	1BHK	558	0	837	
5	2BHK	659	0	988	
6	3BHK	965	0	1447	

## Remarks:

*	<b>Tower A1, B1 &amp; C1 = Construction work is in process at the time of Visit.</b>
*	<b>We have considered Saleable area of Flats as per our Calculation.</b>
*	<b>We considered Carpet area as per Approved Plan.</b>
*	<b>We considered Gross carpet area = Net carpet + Balcony</b>
*	<b>We have considered proposed No. of Floor for Stage Calculation.</b>
*	<b>We have considered rate by verifying it from market inquire.</b>
*	<b>Recommended rate should be considered as all inclusive rate if other charges are not mentioned. (Excluding GST &amp; other government Taxes)</b>
*	<b>Car parking is subjected to authentic documentation.</b>
*	<b>We have updated revised approved floor plan &amp; C.C (on 30/11/2023).</b>
*	<b>We have considered sale plan provided by builder for flat numbering as flat no in approved floor plan &amp; Area table in the approved plan are different.</b>
*	<b>We have updated approved floor plan &amp; C.C of Tower A1 (on 30/12/2023)</b>
*	<b>Since Project's Builtup Area is above 20000 Sq.M. Please check for Environment Clearance Certificate.</b>

## 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 +

Inspected By :	Ajay Songare	Report By :	Shruti
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**Authorized Signatory**

**Name & Seal of the agency**



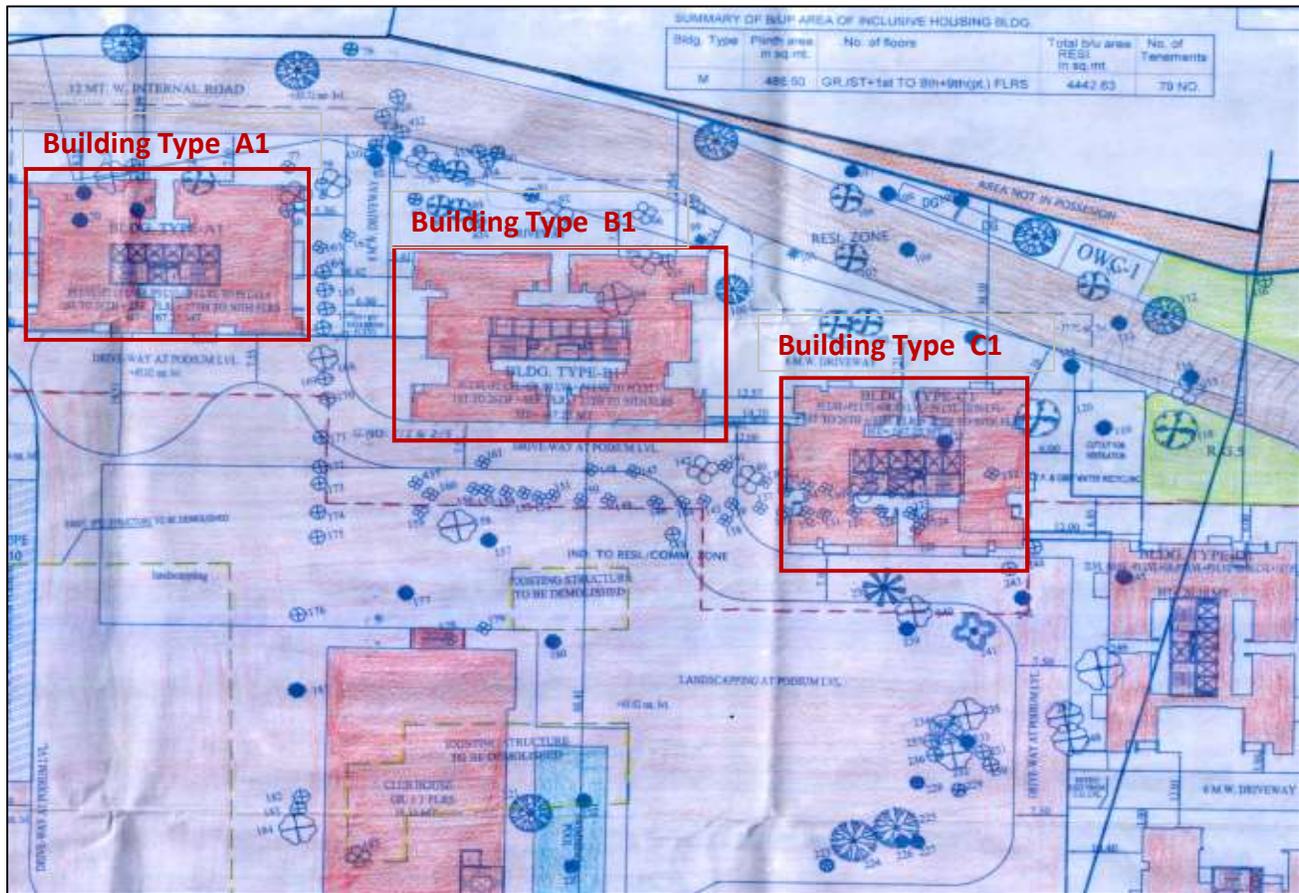
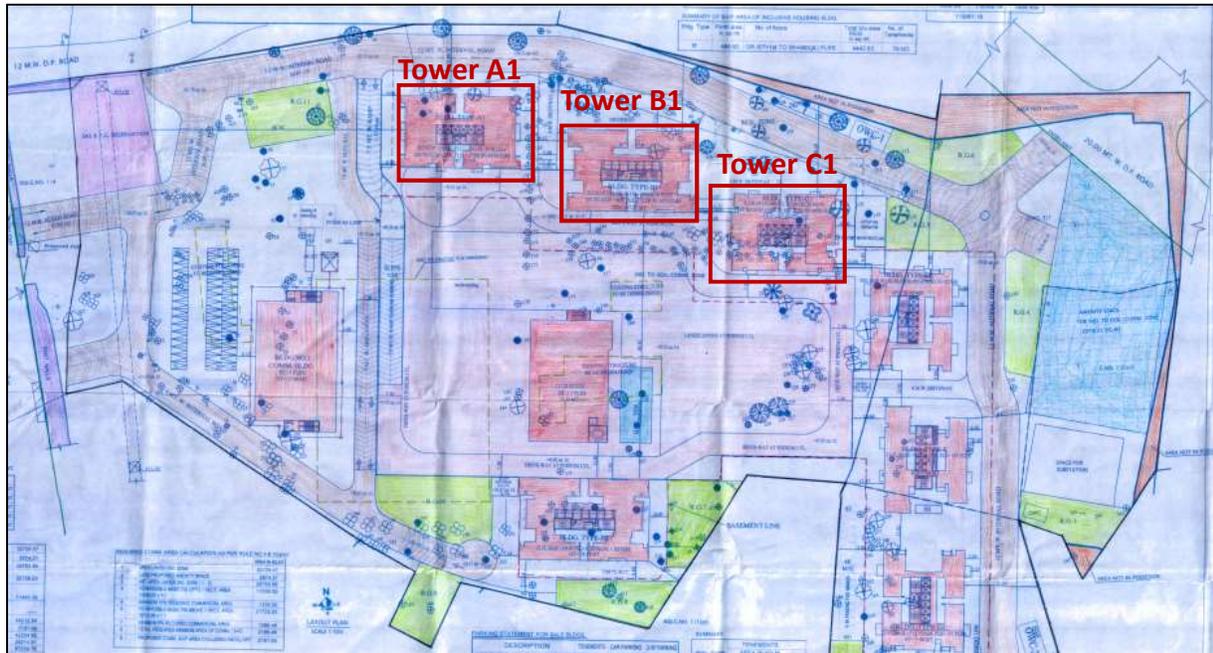


**PHOTOGRAPHS OF PROPERTY : 25 Hourlife**





Layout :





Google Map :

