

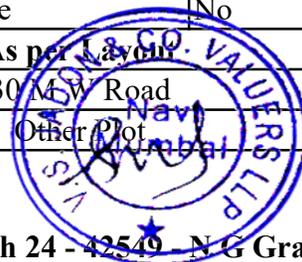


# V S JADON & CO. VALUERS LLP.

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  
E mail : vsjcapf@gmail.com. Web site : www.vsjadon.com

## Valuation Report

Date:	02/04/2024		
Bank Name:	Axis Bank		
CPC Name:	Axis Goregaon		
Date Of Property Visit	20/03/2024		
Name of the builder group	RNA Builders (NG)		
Name of the builder company	RNA Builders (NG)		
Name of the Project	<b>N G Grand Empire Phase I &amp; II</b>		
Provided Contact Details (Name & Contact No.)	022-66236300 / 8657515428		
Site Person - Contact Details (Name & Contact No.)	Mr. Gurutej Singh		
Name / No of the Building	Phase I Building 1 A Phase II Building 1 B		
Name / No of the Existing Building	NA		
Documents Provided	Approved Plans, CC, Sale Plans		
RERA No.	Phase I = P51700031846 Phase II = P51700031379		
Project location details	N G Grand Empire Phase I & II, Survey No (New).193 Hissa No.2(Pt), 3B(Pt), 21 Hissa No.1, 2, 3(Pt), Survey No.(Old) - 219, 230, near Shree Sai Regency, New Golden Nest Road, Navghar, Mira - Bhayandar, Bhayandar East, Thane, Thane - 401107.		
Survey No (New)	193 Hissa No.2(Pt), 3B(Pt), 21 Hissa No.1, 2, 3(Pt), Survey No.(Old) - 219, 230		
Locality	Navghar		
Road	New Golden Nest Road	Locality/Village	Mira - Bhayandar
City	Bhayandar East	District	Thane
Taluka	Thane	Pin Code	401107
Nearby Landmark	Shree Sai Regency	Distance from city centre:	1.8 KM from Bhayandar 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 condition	Plane		
Nature of the locality	Developing		
Quality of infrastructure in vicinity	Good		
Type of Structure	RCC Frame Structure		
Approved usage of the Property:	Residential + Commercial		
Restrictive Covenants in regard to Land Use	No		
<b>Boundries</b>	<b>As per layout</b>	<b>At site</b>	
East	30 M/W Road	New Golden Nest Road	
West	Other Plot	Other Plot	





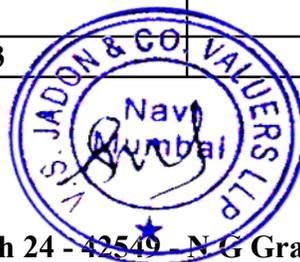
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North	Other Plot	Other Plot	
South	Other Plot	Indralok Marathi School	
Does the boundaries at site match, as mentioned in the Documentation: NA			
Latitude, Longitude	19.3046819,72.866134		
Location Link	<a href="https://maps.app.goo.gl/DQ4ovbvpzR5tqxuc8">https://maps.app.goo.gl/DQ4ovbvpzR5tqxuc8</a>		
<b>Area Statement Details :</b>			
Total land area of the project in Sq. Mt.	3149.50		
Permissible FSI	2.8		
Permissible TDR/Paid FSI	1.9		
Total FSI available for the project	4.7		
Total Approved Builtup area of the project (Sq.Mt)	14654.51		
Total number of Buildings	02 Building		
<b>Approval Detail : Plan approval</b>			
Name of Municipal Corporation/Authority	Mira-Bhayandar Municipal Corporation		
Layout Approval No	MBMNP/NR/349/2023-24	Dated	27/04/2023
Approved Floor plan No.	MBMNP/NR/349/2023-24	Dated	27/04/2023
Commencement-CC No	MNP/NR/349/2023-2024	Dated	27/04/2023
Valid Up to:	1/Wing A= Stilt + 1st to 29th 1/Wing B= Stilt + 1st to 29th (Total Builtup Area = 11988.71+2665.80 = 14654.41 Sq.mtrs. )		
<b>O. Certificate No.:</b>	NA	<b>Dated</b>	NA
<b>Building wise Construction details</b>			
Approved area of building (Sq.Mt)	14654.51		
Approved no of units	Flats - 320, Shops - 9, Offices - 4		
Approved no of Floors	Phase I Wing 1A = 1B + G + 1st to 29th Floor Phase II Wing 1B = 1B + G + 1st to 29th Floor		
Proposed no of Floors	Phase I Wing 1A = 1B + G + 1st to 29th Floor Phase II Wing 1B = 1B + G + 1st to 29th Floor		
Expected Completion	As per RERA - 31/12/2026		
Projected life of the structure	60 Years After Completion		
Quality of construction:	Good		
Proposed Amenities :	Club House, Kids Play Area, Swimming Pool, Jogging Track, Senior Citizen's Corner, Green Lawn, Cctv For Security, etc.		
Violations Observed if any :	NA		
Material laying at Site:	Cement, Aggregate, Steel, etc		
Whether the construction is as per approved Building plan :	Under Construction		



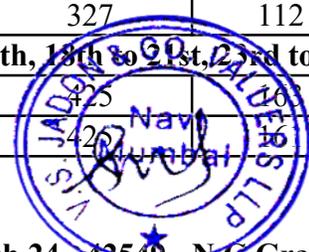


Construction details:		Phase I Wing 1A = 1B + G + 1st to 29th Floor					
Basement	1	Ground	1	Podium	0	Floors	29
Stage of construction:		Excavation, Plinth Completed, RCC upto 28 Slab, Brickwork upto 26 Floor, Internal Plaster upto 26 Floor Completed					
Type of Work	Slab/Floor	Completion %	Progress %		Disbursement %		
Excavation	29	100%	61%		82%		
Plinth	29	100%					
RCC (Including podiums)	28	93%					
Brickwork	26	90%					
Internal Plaster	26	90%					
Ext. Plaster & Plumbing	0	0%					
Flooring & Fitting	0	0%					
Painting & Wooden	0	0%					
Building Common	0	0%					
Possession	0	0%					
Construction details:		Phase II Wing 1B = 1B + G + 1st to 29th Floor					
Basement	1	Ground	1	Podium	0	Floors	29
Stage of construction:		Excavation, Plinth Completed, RCC upto 2 Slab, Brickwork upto 1 Floor, Internal Plaster upto 1 Floor, External Plaster upto 1 Floor Completed					
Type of Work	Slab/Floor	Completion %	Progress %		Disbursement %		
Excavation	29	100%	14%		48%		
Plinth	29	100%					
RCC (Including podiums)	2	7%					
Brickwork	1	3%					
Internal Plaster	1	3%					
Ext. Plaster & Plumbing	1	3%					
Flooring & Fitting	0	0%					
Painting & Wooden	0	0%					
Building Common	0	0%					
Possession	0	0%					
Recommended Rates of the Property :				On Saleable Area			
Recommended rate of the Flat Per Sq. Ft.				9,500			
Recommended rate of the Shop Per Sq. Ft.				14,000			
Recommended rate of the Office Per Sq. Ft.				10,000			
Recommended rate of Parking				4,00,000			
Distressed valuation of the Property				7,600			
Commercial Area Details :							
Building & Wing	No. of Units		Total Carpet Area		Total Saleable Area		
Shops	9		4981		7720		
Offices	4		4619		7160		
<b>Total</b>	<b>13</b>		<b>9600</b>		<b>14880</b>		





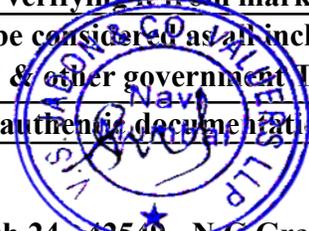
Residential Area Details :							
Building & Wing	No. of Units	Total Carpet Area	Total Saleable Area				
Wing A	160	81806	122709				
Wing B	160	81806	122709				
<b>Total</b>	<b>320</b>	<b>163612</b>	<b>245419</b>				
<b>Grand Total</b>	<b>333</b>	<b>173212</b>	<b>260299</b>				
Building details Floor Wise							
Details of Residential & Commercials in Building							
Shop No. (Approved Plan)	Shop No. (Sale Plan)	Description	Carpet area	Attached Loft area	Gross Carpet area	Attached Terrace area	Saleable area Loading : 55%
Wing A + B							
Ground Floor For Commercial, Lobby & Parking							
1		Shop	813	410	950	0	1473
2		Shop	153	41	194	0	301
3		Shop	307	218	416	0	644
4		Shop	535	261	666	0	1032
5		Shop	535	261	666	0	1032
6		Shop	307	218	416	0	644
7		Shop	153	41	194	0	301
8		Shop	675	605	877	0	1359
9		Shop	489	341	602	0	934
1st Floor For Commercial & Lobby							
1		Office	1087	410	1224	0	1897
2		Office	807	41	848	0	1314
3		Office	807	218	916	0	1420
4		Office	1494	411	1631	0	2528
Flat No. (Approved Plan)	Flat No. (Sale Plan)	Description	Carpet area	Balcony Area +OP Sunk	Gross Carpet area	Attached Terrace area	Saleable area Loading : 50%
Wing A							
1st Floor For Residential							
7		Commercial Area					
8							
9							
10		2BHK	427	163	590	0	884
11		1BHK	327	112	439	0	658
12		1BHK	327	112	439	0	658
2nd to 6th, 8th to 11th, 13th to 16th, 18th to 21st, 23rd to 26th & 29th Floor For Residential							
7		2BHK	425		588	0	882
8		2BHK	426		586	0	879





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9	1BHK	332	111	443	0	665
10	2BHK	427	163	590	0	884
11	1BHK	327	112	439	0	658
12	1BHK	327	112	439	0	658
<b>7th, 12th, 17th, 22nd &amp; 27th Floor For Residential (Part Refuge Area)</b>						
7	Refuge Area					
8	2BHK	425	161	586	0	879
9	1BHK	332	111	443	0	665
10	2BHK	427	163	590	0	884
11	1BHK	327	112	439	0	658
12	1BHK	327	112	439	0	658
<b>Wing B</b>						
<b>1st Floor For Residential</b>						
1	1BHK	327	112	439	0	658
2	1BHK	327	112	439	0	658
3	2BHK	427	163	590	0	884
4	Commercial Area					
5						
6						
<b>2nd to 6th, 8th to 11th, 13th to 16th, 18th to 21st, 23rd to 26th &amp; 29th Floor For Residential</b>						
1	1BHK	327	112	439	0	658
2	1BHK	327	112	439	0	658
3	2BHK	427	163	590	0	884
4	1BHK	332	111	443	0	665
5	2BHK	425	161	586	0	879
6	2BHK	425	163	588	0	882
<b>7th, 12th, 17th, 22nd &amp; 27th Floor For Residential (Part Refuge Area)</b>						
1	1BHK	327	112	439	0	658
2	1BHK	327	112	439	0	658
3	2BHK	427	163	590	0	884
4	1BHK	332	111	443	0	665
5	2BHK	425	161	586	0	879
6	Refuge Area					
<b>Remarks:</b>						
*	<b>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 have considered Saleable area of Commercial as per our Calculation.</b>					
*	<b>We considered Carpet area as per Approved Plan.</b>					
*	<b>We considered Gross carpet area = Net carpet + Balcony Area + OP Sunk</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 an inclusive rate if other charges are not mentioned. (Excluding GST &amp; other government Taxes)</b>					
*	<b>Car parking is subjected to authentic documentation.</b>					





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*	We have referred approved plan from RERA Site.
*	In Approved Plan dated 27/04/2023, 28th Floor is not mentioned on approved floor plan.
*	Please check for Fire Noc .

## 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 :

Mr. Ajay Rewale

Report By :

Shruti Tathare

Authorized Signatory

Name & Seal of the agency



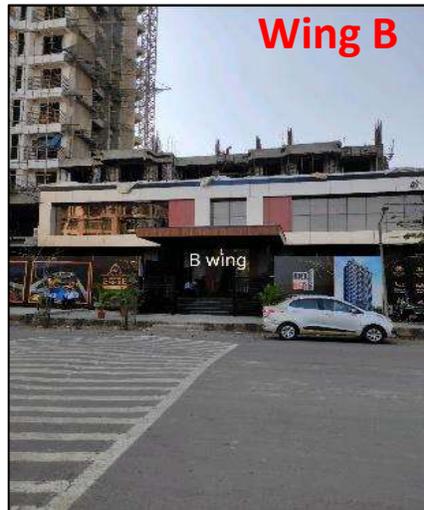


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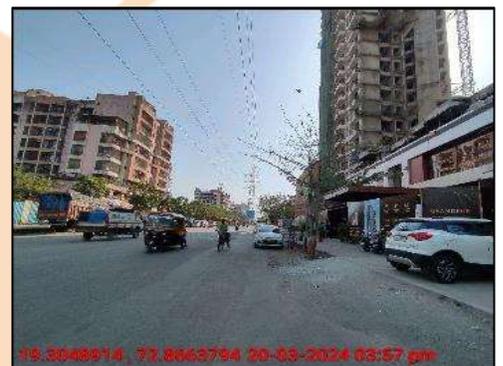
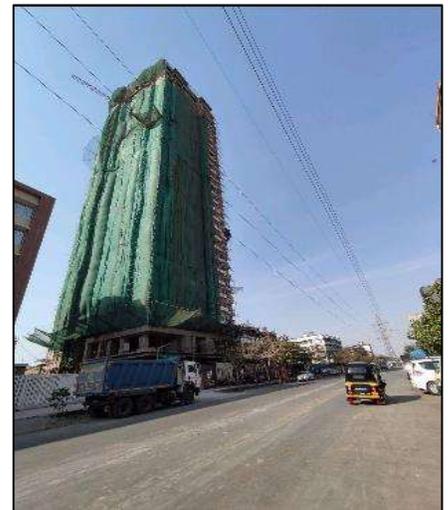
PHOTOGRAPHS OF PROPERTY : N G Grand Empire Phase I & II



Wing A

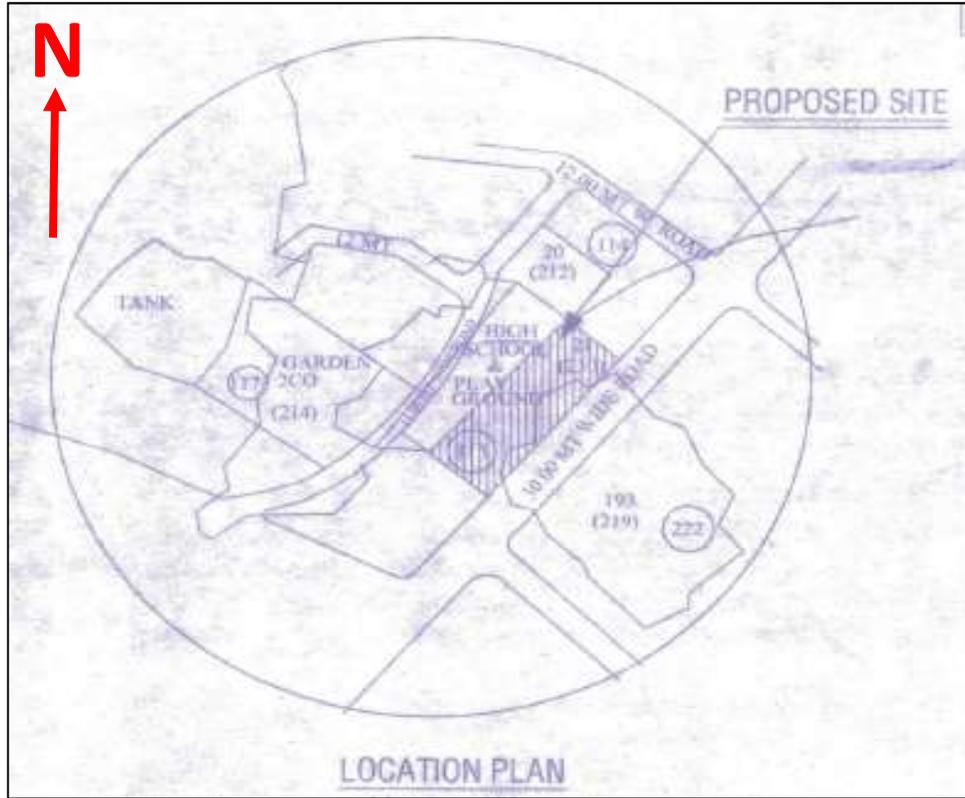


Wing B





Layout :





Google Map :

