



V S JADON & CO. VALUERS LLP.

PROJECT TECHNICAL REPORT			
Project Name	25 Hourlife	RBL BRANCH NAME	Airoli
Valuer Details			
Name Of Valuation Agency/Firm	V.S Jadon & Co.Valuers LLP		
Name Of Valuer	Mr. Vishwajeet Singh Jadon		
Official Email Id	vsjc.apf@gmail.com		
Contact Person Name & Number	Mr. Sachin Sawant - 9820058999		
Rvo Name Of Which Valuer Is Member			
Address Of Valuation Agency	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		
Apf Technical Report Assignment Details			
Date of Assignment	27/06/2024	Assigned By	Mr. Rushabh Kakade
Date of Visit	28/06/2024	Documents received on:	27/06/2024
		Property Visited By (Name)	Ajay Songare
Date of Valuation	01/07/2024	Report Prepared By (Name)	Kunal Kadam
Builder Company/Entity Details - Seller Of The Project			
Name Of Entity Formed For Current Project	Dhruva Woollen Mills Pvt Ltd		
Project Address Details			
Project Name	25 Hourlife (Tower A1, B1 & C1)		
Project Location details	25 Hourlife, Gut No..2/2, 2/5, 7/1 & 7/2, near R-Mall, Ghodbunder Road, Chitalsar Manpada, Panchpakhadi, Thane West, Thane, Thane - 400607.		
Gut No.	2/2, 2/5, 7/1 & 7/2	Locality	Panchpakhadi
Street Name &/No.	Ghodbunder Road	City	Thane West
Village	Chitalsar Manpada	Landmark	R-Mall
Taluka	Thane	District	Thane
State	Maharashtra	Country	India
Pincode	400607	Lat, Long	19.234521,72.978371
Location Link	https://maps.app.goo.gl/RtTBsicPj1q7r9Xz6		
Nearest Rbl Bank Location	Rbl Bank Ltd Ground Floor, Skyline Arcade, G.B. Road, Kapurbawadi, Thane West, opp. Wonder Mall	Distance From Rbl Bank Location (Kms.)	2.00Km



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Project Boundaries Verification			
	As Per Ownership Docs	As Per Layout Plan	As Per Site Investigation
East	NA	Building Type D1	Open Plot
West	NA	7.0 MT W. Driveway	Open Plot/Ghodbunder Road
North	NA	12 Mt W. Internal Road	Internal Road
South	NA	Club House	Open Plot/R-Mall

General Details	
Municipal Limit	Thane Municipal Corporation
Municipal Authority (Name)	Thane Municipal Corporation
Approach Road To Project	Ghodbunder Road
Location Type*	Developing
Quality Of Construction*	Good
Overall % Completion Of Project	40%
Project Falling In Caution Area	No
Reason For Caution	No
Project Architect Name	Shashi Deshmukh & Associates

Project Area Details (As Per Approved Plan)	
Area Type	Square Meter
Total Plot Area	54480.87
Net Plot Area	49701.66
Total Built Up Area	119861.18
Built Up Area For A1, B1 & C1	109057.52
Total Residential Built Up Area	116302.19
Total Commercial Built Up Area	3558.99
Area Under Road	870
Area Under D.P. Reservation	3909.21
Area Under R.G./Garden	5079.97

FSI / FAR Details	
Plot FSI / FAR	1.1
Premium FSI / FAR	0.455
TDR FSI	0.035
Ancillary FSI	0.905
Addl .FSI Under any Other Regulation(1)	-
Total FSI/FAR	2.49
Overall Remarks on Project Area & FSI /FAR	

Total No. Of Units/Tenaments	Flats = 1080
Total No. Of Parking A1 to E	Car = 2308, Bike = 3932
Residential /Commercial Ratio	100:00

Surrounding External Amenities



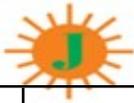
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	Nearest Railway Station	Nearest Bus Stop	Nearest Bank	Nearest School/ College	Nearest Hospital	Nearest Multiplex / Mall/ Market
Name Of The Premises/Description	Thane Railway Station	Manpada	ICICI Bank Ltd	S.B.J. English high School	Tieten Medicity Manpada	R Mall Thane
Approx. Distance From Property (In Kms)	5.7Km	100m	200m	750m	500m	450m
Internal Project Specs - Comment On Availability & Quality						
	Structural Elements & Wall Thickness		Plaster & Painting	Electrification	Plumbing & Bath Fittings	Door, Windows
Availability (Y/N)	Yes & 0.15m		Yes	Yes	Yes	Yes
	Potable Water Connection		Sewerage System	Lift	Power Backup	Parking
Availability (Y/N)	Yes		Yes	Yes	Yes	Yes
	Clubhouse		Gym	Swimming Pool	Garden	Community Hall
Availability (Y/N)	Yes		Yes	Yes	Yes	Yes
Any Additional Amenities, To Above, Pls Specify	Cafeteria/Food Court, Outdoor Tennis Courts, Banquet Hall, Indoor Squash & Badminton Courts, Reserved Parking, Visitor Parking					
Technical Documents Details						
Approving Authority Name	Thane Municipal Corporation					
Document Name	Applicability & Availability	Approving Authority	Details Of Approval			
Approved Layout Plan	Applicable and Received	TMC	S05/0218/22/TMC/TD-DP/TPS/4482/23 Date : 31/10/2023			
Approved Floor Plan	Applicable and Received	TMC	S05/0218/22/TMC/TD-DP/TPS/4482/23 Date : 31/10/2023			
Construction / Building Permission / Commencement Certificate	Applicable and Received	TMC	S05/0218/22/TMC/TDD/4482/23 Date : 31/10/2023			
			Valid Upto: 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			
			S05/0218/22/TMC/TDD/TMCB/TDD/0095 /[P/C]/2024/Auto DCR Date : 26/02/2024			
			Valid Upto: Building No. B1 = 3rd to 26th + Service Floor + 27th to 50th Floor			
Non Agricultural Permission / Land Conversion / Diversion	Applicable and Not Received	NA	NA			



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Building Completion / Occupation Permission / Use Permission	Applicable and Not Received	NA	NA		
Location Sketch/ Certificate	Applicable and Not Received	NA	NA		
Authority Allotment Letter	Applicable and Not Received	NA	NA		
Fire Noc & Plans	To be obtained	NA	NA		
Environmental Clearance	Applicable and Received	SEIAA	SIA/MH/INFRA2/434447/2023 Date : 02/02/2024 Valid upto : Plot Area : 54480.87 Sqm Built Up Area : 374697.88 Sm Building A1, B1 & C1 = LG + UG + 4P +1st to 50th Floor		
Coastal Regulatory Zonex (CRZ) Noc	Applicable and Not Received	NA	NA		
Ownership Doc 1	Applicable and Received	NA	Verified By DSK Legal		
Remarks On Documents Verified					
Rera Details (If Applicable)					
Rera Applicable	Yes	If Applicable, Rera Registration Status	Registered		
Rera Registration Name & No.	Tower A1 = P51700053696 Tower B1 = P51700048270 Tower C1 = P51700048278				
Project Start Date As Per Rera	Tower A1 = 22/11/2023 Tower B1, C1 = 22/12/2022	Project Completion Date As Per Rera	Tower A1 = 31/12/2030 Tower B1, C1 = 31/12/2029		
If Any Litigation Record On Project As Per Rera	Yes	Litigation Details As Per Rera Website	Yes(Case details provided below)		
Litigation Details As Per Rera Website					
Building Type A1, B1 & C1					
Sr No	Court Name	Case Number	Case Type	Year	Present Status
1	Calcutta High Court	79	Civil	2011	Pending
2	Calcutta High Court	12	Civil	2009	Pending
3	Calcutta High Court	52	Civil	2022	Pending
4	Calcutta High Court	102	Civil	2022	Pending



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5	Calcutta High Court	113	Civil	2022	Pending
6	Civil Judge Senior Division Thane	565	Civil	2022	Pending
Critical Parameters					
Seismic Zone	Zone III	Flood Prone Area	No		
Zoning As Per Development Plan	Yes	Coastal Regulatory Zone	Not Applicable		
Falling In Reservation As Per Development Plan	No	Falling In Present Or Proposed Road Widening	No		
Property Within 30 Mtrs From Railway Boundary ?	No	Property Near High/Low Tension (Ht)/(Lt) Lines ?	No		
Fsi Deviation	No	Presence Of Nallah/ Lake / Water Body Nearby	No		
Vertical Deviation	No	Unit Deviation	No		
Habitation In (%) Within 1 Kms Around Project	Yes	Remarks In Case Project Affected By Any Of Critical Parameter	No		
Technical Deviations Observed In Project					
Detail Of Deviation, If Any				Demolition Risk	
NA				No	
Total Phases	Total No. Of Buildings	Total No. Of Wings	Total No. Of Approved Units (A)	Total No. Of Unapproved Units (B)	Total No. Of (A+B) Units
1	3	0	Flats = 1080	-	1080
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				
Is The Project Technically Acceptable ?	Yes				
Is The Project Marketable ?	Yes				
Comment On Builder Group Involved In Project Development	Runwal Bliss, Runwal Garden, Runwal Forest, Runwal Green, etc.				
Overall Comments On Project Acceptability & Marketability	Project Name is approved by TMC. Surrounded by Dosti Imperia, Residential Buildings, School, Hospital, Mall etc within 1Km from project.				



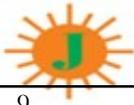
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Construction details:				
Construction details:	Floor + 27th to 50th Floor			
Basement	Ground	Podium	Floors	
2	1	3	50	
Stage of construction:	Plinth work completed, RCC upto 1 Slab Completed			
Type of Work	Project Progress %	Slab/Floor	Completion %	Completion %
Plinth	35%	50	100%	36%
RCC (Including podiums)	35%	1	2%	
Brickwork	5%	0	0%	
Plaster	5%	0	0%	
Flooring & Fitting	5%	0	0%	
Electrical & Plumbing	5%	0	0%	
Painting & Wooden	5%	0	0%	
Finishing	3%	0	0%	
Possession	3%	0	0%	
Construction details:				
Construction details:	Floor + 27th to 50th Floor			
Basement	Ground	Podium	Floors	
2	1	3	50	
Stage of construction:	Plinth work completed, RCC upto 13 Slab, Brickwork upto 9 Floor, Plaster upto 8 Floor Completed			
Type of Work	Project Progress %	Slab/Floor	Completion %	Completion %
Plinth	35%	50	100%	45%
RCC (Including podiums)	35%	13	24%	
Brickwork	5%	9	18%	
Plaster	5%	8	16%	
Flooring & Fitting	5%	0	0%	
Electrical & Plumbing	5%	0	0%	
Painting & Wooden	5%	0	0%	
Finishing	3%	0	0%	
Possession	3%	0	0%	
Construction details:				
Construction details:	Floor + 27th to 50th Floor			
Basement	Ground	Podium	Floors	
2	1	3	50	
Stage of construction:	Plinth work completed, RCC upto 7 Slab, Brickwork upto 3 Floor, Plaster upto 2 Floor Completed			
Type of Work	Project Progress %	Slab/Floor	Completion %	Completion %
Plinth	35%	50	100%	
RCC (Including podiums)	35%	7	13%	
Brickwork	5%	3	6%	
Plaster	5%	2	4%	



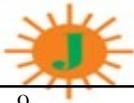
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Flooring & Fitting	5%	0	0%	40%			
Electrical & Plumbing	5%	0	0%				
Painting & Wooden	5%	0	0%				
Finishing	3%	0	0%				
Possession	3%	0	0%				
Overall % Completion Of Project				40%			
BUILDING/TOWERWISE UNIT - AREA DETAILS							
Total Phases	Total No. Of Buildings	Total No. Of Wings	Total No. Of Approved Units (A)	Total No. Of Unapproved Units (B)	Total No. Of (A+B) Units		
1	3	0	Flats = 1080	-	1080		
Residential Area Details : Flats							
Building & Wing	No. of Units		Total Carpet Area		Total Saleable Area		
Building Type A1	590		283790		425684		
Building Type B1	490		297109		445664		
Building Type C1	300		253885		380828		
Grand Total	1080		580899		871348		
Building details Floor Wise							
Details of Flats in Building							
Flat No. (Approved Plan)	Flat No. (Sale Plan)	Description	Carpet area	Fungible area	Gross Carpet area	Attached Terrace area	Saleable area Loading : 50%
Building Type A1							
Parking Level 1 (1st Basement) For Flushing Tank & Parking							
Parking Level 2 (2nd Basement) For RWH Tank & Parking							
Parking Level 3 (Ground Floor) For Double Height Entrance Lobby, Society Office, Drivers Room, Substation, Meter Room & Parking							
Parking Level 4 (1st Podium) For Parking							
Parking Level 5 (2nd Podium) For Parking							
Parking Level 6 (3rd Podium) For Parking							
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							
1		1BHK	412	35	447	0	671
2		2BHK	492	0	492	0	737
3		1BHK	448	41	490	0	734
4		1BHK	448	41	489	0	734
5		2BHK	531	0	531	0	797
6		1BHK	432	0	432	0	648
7		1BHK	432	0	432	0	648
8		2BHK	531	0	531	0	797



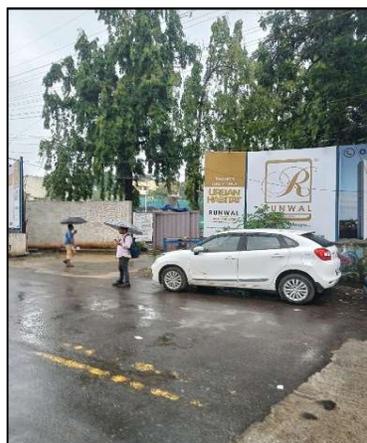
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9	1BHK	448	41	489	0	734
10	1BHK	448	41	490	0	734
11	2BHK	492	0	492	0	737
12	1BHK	412	35	447	0	671
Service Floor (Between 26th & 27th Floor)						
5th, 10th, 15th, 20th, 25th, 29th, 34th, 39th, 44th & 49th Floor (Part Refuge Area)						
1	1BHK	412	35	447	0	671
2	2BHK	492	0	492	0	737
3	1BHK	448	41	490	0	734
4	1BHK	448	41	489	0	734
5	2BHK	531	0	531	0	797
6	1BHK	432	0	432	0	648
7	Refuge Area					
8	2BHK	531	0	531	0	797
9	1BHK	448	41	489	0	734
10	1BHK	448	41	490	0	734
11	2BHK	492	0	492	0	737
12	1BHK	412	35	447	0	671
Building Type B1						
Parking Level 1 & 2 (Basement 1 & 2) For Flushing Tank & Parking						
Parking Level 3 (Ground Floor) For Entrance Lobby, Society Office, Meter Room & Parking						
Parking Level 4 & 5 (1st & 2nd Podium) For Parking Room & Parking						
Parking Level 6 (3rd Podium) For Parking						
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						
1	2BHK	632	30	661	0	992
2	2BHK	632	30	661	0	992
3	2BHK	611	0	611	0	917
4	2BHK	565	0	565	0	848
5	2BHK	565	0	565	0	848
6	2BHK	565	0	565	0	848
7	2BHK	565	0	565	0	848
8	2BHK	611	0	611	0	917
9	2BHK	595	30	625	0	937
10	2BHK	595	30	625	0	937
Service Floor (Between 26th & 27th Floor)						
5th, 10th, 15th, 20th, 25th, 29th, 34th, 39th, 44th & 49th Floor (Part Refuge Area)						
1	2BHK	632	30	661	0	992
2	2BHK	632	30	661	0	992
3	2BHK	611	0	611	0	917
4	2BHK	565	0	565	0	848
5	2BHK	565	0	565	0	848
6	2BHK	565	0	565	0	848
7	Refuge Area					
8	2BHK	611	0	611	0	917



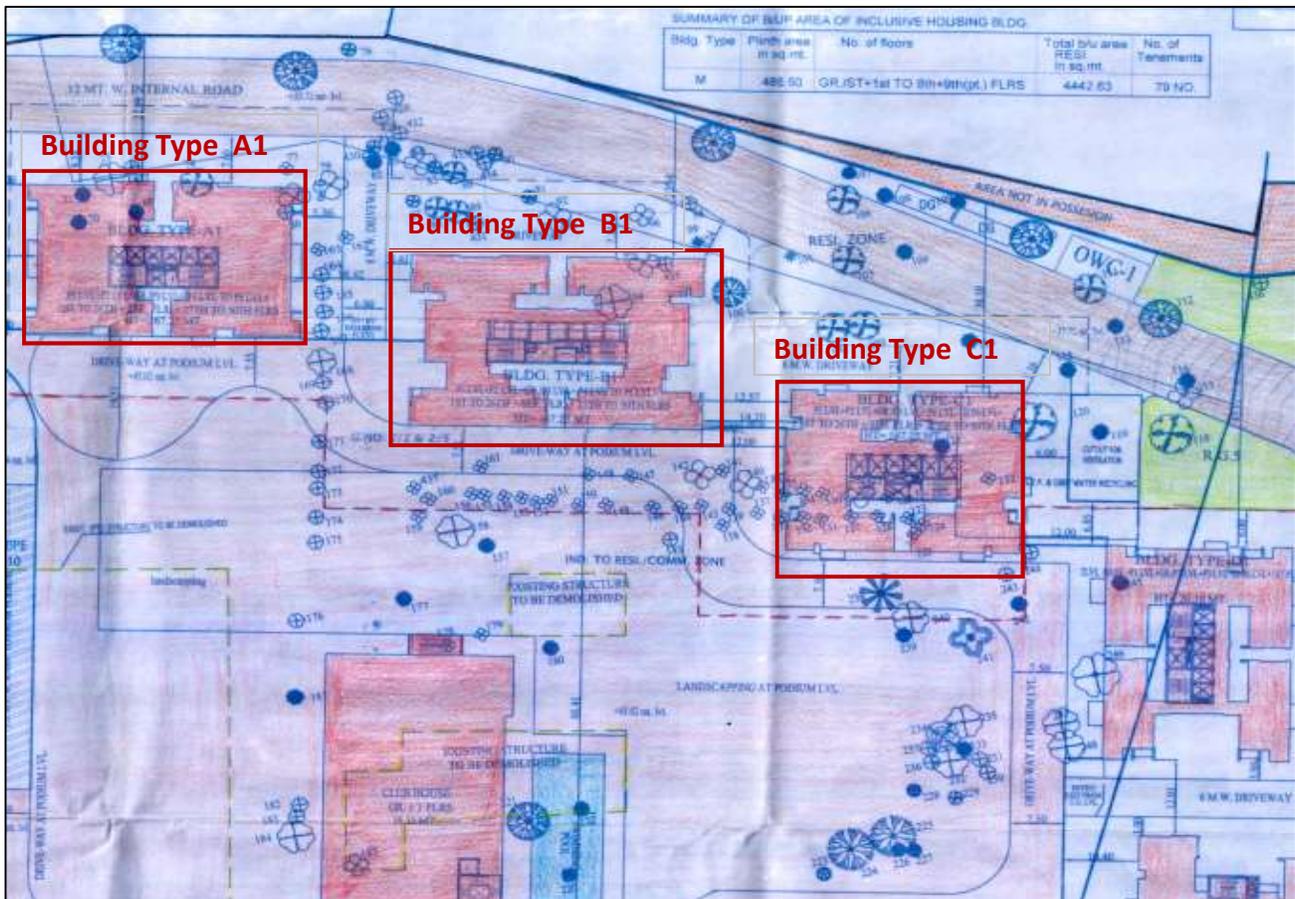
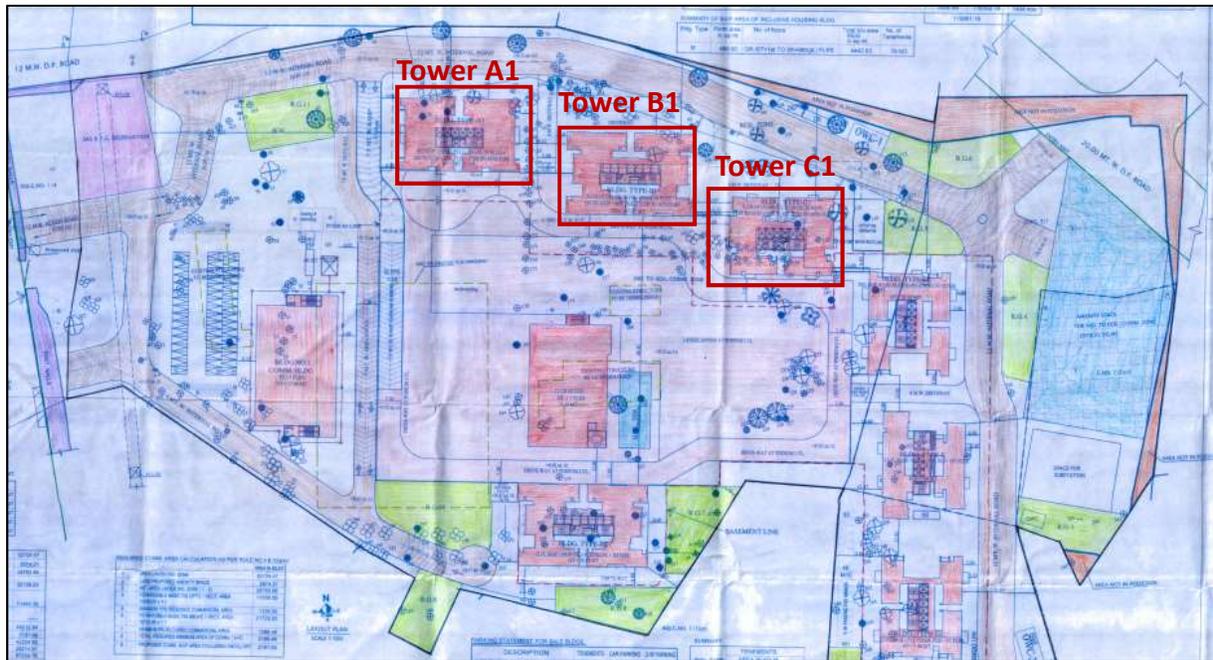
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9	2BHK	595	30	625	0	937
10	2BHK	595	30	625	0	937
Building Type C1						
Parking Level 1 & 2 (Basement 1 & 2) For Flushing Tank & Parking						
Parking Level 3 (Ground Floor) For Entrance Lobby, Society Office, Meter Room & Parking						
Parking Level 4 & 5 (1st & 2nd Podium) For Parking Room & Parking						
Parking Level 6 (3rd Podium) For Parking						
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						
1	3BHK	904	61	965	0	1447
2	2BHK	632	26	659	0	988
3	3BHK	907	49	956	0	1433
4	3BHK	907	49	956	0	1433
5	2BHK	632	26	659	0	988
6	3BHK	904	61	965	0	1447
Service Floor (Between 26th & 27th Floor)						
5th, 10th, 15th, 20th, 25th, 29th, 34th, 39th, 44th & 49th Floor (Part Refuge Area)						
1	3BHK	904	61	965	0	1447
2	2BHK	632	26	659	0	988
3	3BHK	907	49	956	0	1433
-	Refuge Area					
4	1BHK	509	49	558	0	837
5	2BHK	632	26	659	0	988
6	3BHK	904	61	965	0	1447
VALUE PARAMETERS						
Sr.No.	Building /Wing - Name /No		Base Rate Psf Rs.		Base Rate Considered On Area - Carpet/ Bua/ Saleale	
1	25 Hourlife		12000		Saleable Area	
Amenities Details	In Rs. Psf (If Applicable)	In Lumpsum Basis (If Applicable)		Details Of Amenity Cost - Optional/Compulsory To Buyer, No Of Years, Etc		Remarks, If Any
Parking	500000					
Remarks:						
1	Construction Work is in process at the time of visit.					
2	Labours & Materials were found on site at the time of visit.					
3	We have considered Saleable area of Flats as per our Calculation.					
4	We considered Gross carpet area = Net carpet + Balcony.					
5	We have considered rate by verifying it from market inquire.					
6	Car parking is subjected to authentic documentation.					
7	Recommended rate should be considered as all inclusive rate if other charges are not mentioned. (Excluding GST & other government Taxes)					
8	We have considered sale plan provided by builder for flat numbering as flat no in approved floor plan & Area table in the approved plan are different.					



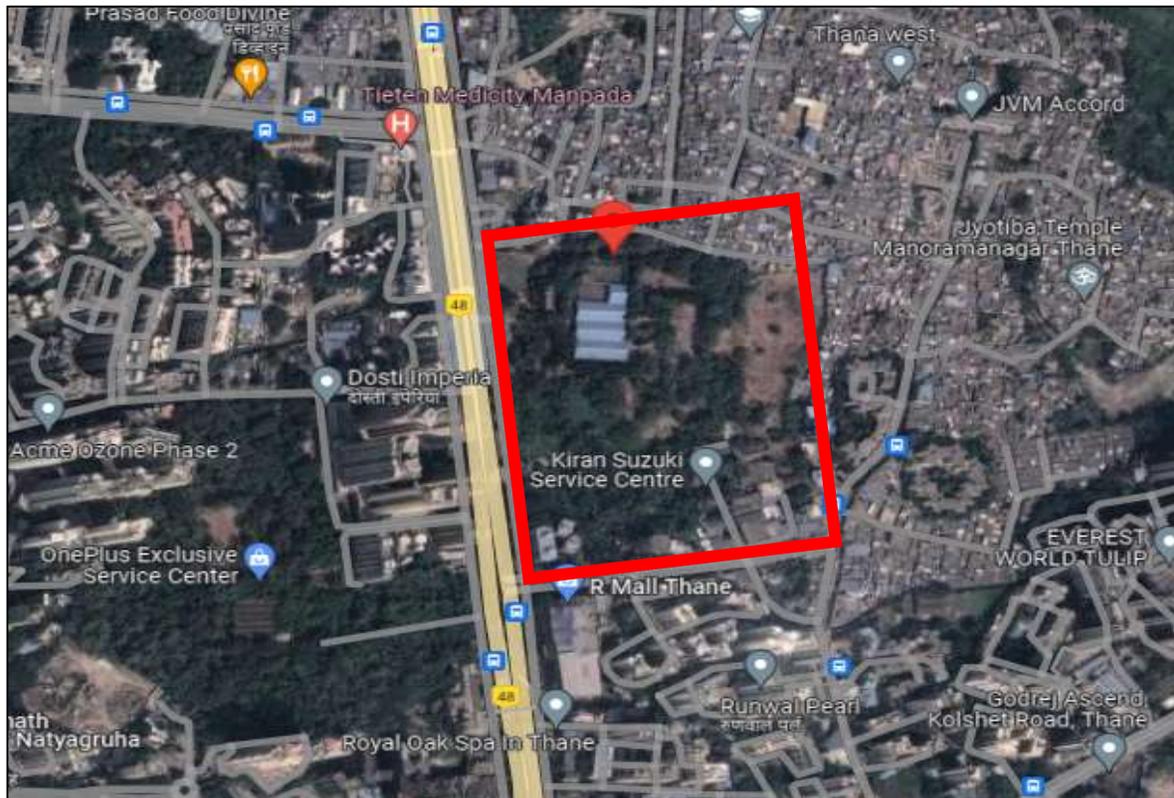
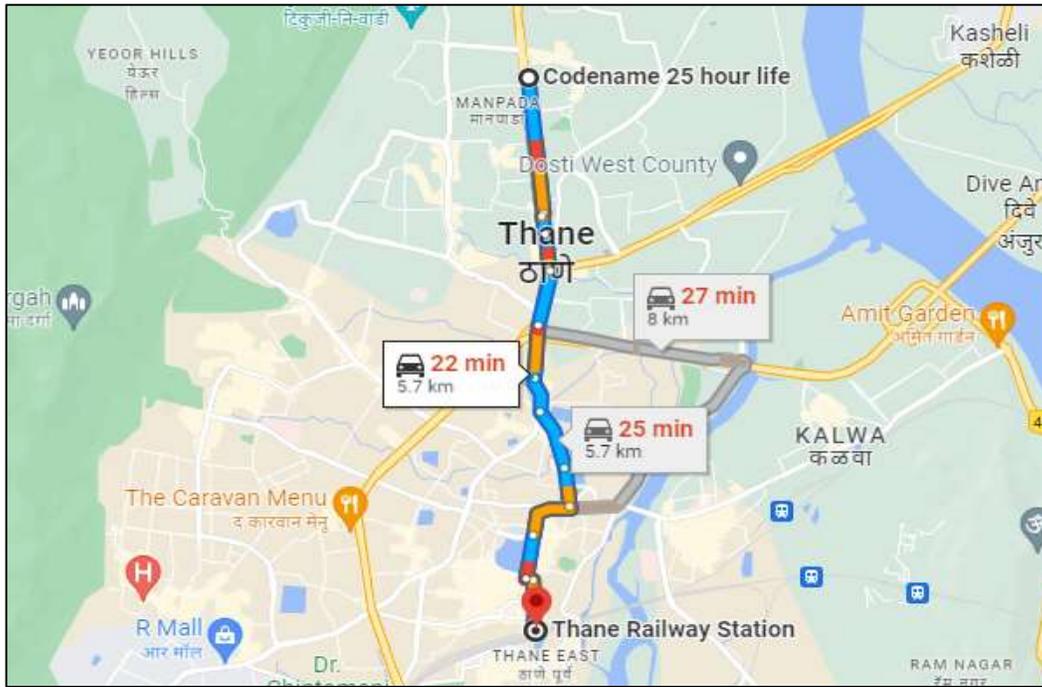


Layout Of Property :





Google Map :



Name of Engineer Visited the property	Ajay Songare	Authorized Signatory Name & Seal of the agency	
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