

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** 13/09/2024 Date: Bank Name: PNB Housing Finance Limited PNB Thane CPC Name: Date Of Property Visit 13/09/2024 Name of the builder group Shiv Creators LLP Name of the builder company Shiv Creators LLP Name of the Project Shree Aangan - A Wing Provided Contact Details (Name & Contact No.) Mr. Sandeep Kadge 8097070707 Site Person - Contact Details (Name & Contact No.) Mr. Kiran More 7678082831 Name / No of the Building Wing A Name / No of the Existing Building NA **Documents Provided** Approved Plans, CC RERA No. P52000054469 Shree Aangan - A Wing, Survey No.23, Gut No.5, near Infinity Icon Panvel, Internal Project location details Road, Talegaon, Talegaon, Khalapur, Khalapur, Raigad - 410221. Survey No 23, Gut No.5 Locality Talegaon Road Internal Road Locality/Village Talegaon Citv Khalapur District Raigad Taluka Khalapur Pin Code 410221 Nearby Landmark Infinity Icon Panyel Distance from city centre: 3.6 KM from Rasayani Bus Stand Accessibility to the Project from the City: (Proximity to all available at 1 to 2 km. civic amenities like school, hospital, market, etc.) 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 Restrictive Covenants in regard to Land Use No **Boundries** As per Layout At site Survey No 23/4 Other Plot East Internal Road West Road North Infinity Icon Panvel U/C Survey No 23/3 Internal Road/Houses South Road Does the boundaries at site match, as mentioned in the Documentation: NA 18.9232777,73.1863676 Latitude, Longitude https://maps.app.gd lrgg GcRz Vuo Location Link



Area Statement Details :	14/									
Permissible FSI	Area Statement Details	:								
Permissible TDR/Paid FSI Total FSI availaible for the project Total Approved Builtup area of the project (Sq.Mt) Total Approval Builtup area of the project (Sq.Mt) Total number of Buildings Approval Detail : Plan approval Name of Municipal Corporation/Authority Layout Approval No MSRDC/SPA/Talegaon/Khalapur/BP- 278/Revised CC/2023/1910 Approved Floor plan No. MSRDC/SPA/Talegaon/Khalapur/BP- 278/Revised CC/2023/1910 Approved Floor plan No. MSRDC/SPA/Talegaon/Khalapur/BP- 278/Revised CC/2023/1910 Commencement-CC No MSRDC/SPA/Talegaon/Khalapur/BP- 278/Revised CC/2023/1910 Total Builtup Area For Wing A = 4763.22 Sq.M. O. Certificate No.: NA Building wise Construction details Approved area of building (Sq.Mt) (Wing A) Approved no of Floors A Wing = G + 1st to 13th Floor Projected life of the structure Go Years After Completion Quality of construction: Giood Proposed Amenities: Vitrified tiles flooring, Granite Kitchen Platform, Decorative Enterrace, etc Wheather the construction is as per approved Building plan : Construction details: A Wing = G + 1st to 13th Floor Basement 0 Ground 1 Podium 0 Floors 13 Stage of construction: Execavation Completed, Plinth work is process Type of Work Slab/Floor Completion Progress % Disbursement % Excavation 13 100% Plinth 10 75%	Total land area of the pro-	oject in Sq. Mt.		4538.29						
Total FSI availaible for the project Total Approved Builtup area of the project (Sq.Mt) Total number of Buildings Approval Detail : Plan approval Name of Municipal Corporation/Authority Layout Approval No MSRDC/SPA/Talegaon/Khalapur/BP- 278/Revised CC/2023/1910 Approved Floor plan No. MSRDC/SPA/Talegaon/Khalapur/BP- 278/Revised CC/2023/1910 Approved Floor plan No. MSRDC/SPA/Talegaon/Khalapur/BP- 278/Revised CC/2023/1910 Commencement-CC No MSRDC/SPA/Talegaon/Khalapur/BP- 278/Revised CC/2023/1910 Total Builtup Area For Wing A = 4763.22 Sq.M. O. Certificate No.: Building wise Construction details Approved no of Floors A Wing = G + 1st to 13th Floor Projected life of the structure Good Proposed Amenities: Vitrified tiles flooring, Granite Kitchen Platform, Decorative Enternace, etc Violations Observed if any: NA Material laying at Site: Comstruction Ground 1 Podium 0 Floors 13 Stage of construction: Execavation 13 100% Plinth 10 Total Builting Abharashtra State Road Development Corporation Limited (MSRDC) Dated 10/11/2023	Permissible FSI		1.1							
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Name of Municipal Corporation/Authority	Total number of Buildin									
Corporation/Authority	Approval Detail: Plan	approval								
Layout Approval No	Name of Municipal	Maharashtra	State Road De	velopment (Corporation L	imited (MSR	(DC)			
Approved Floor plan No.	Corporation/Authority									
Approved Floor plan No.	Layout Approval No	MSRDC/SPA	/Talegaon/Kha <mark>la</mark>	pur/BP-	Dated	10/11/2023				
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Commencement-CC No Valid Up to: MSRDC/SPA/Talegaon/Khalapur/BP- Dated 10/11/2023	Approved Floor plan No	. MSRDC/SPA	MSRDC/SPA/Talegaon/Khalapu		Dated	10/11/2023				
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Plinth 10 75%		Slab/Floor			gress %	Disbursement %				
	Excavation	13	100%	_						
RCC (Including podiums) 0 0%	Plinth	10	75%							
	RCC (Including podium	s) 0	0%							
Brickwork 0 0% CO			0%							
Internal Plaster 0 0 8% 8% 39%	Internal Plaster	0	(S)	8%			30%			
Ext. Plaster & Plumbing 0 8%	Ext. Plaster & Plumbin	g 0	12% Na			39%				

Ref No: VSJCV - PNBHFL - APF Old - Sep 24 - 18861 - Stree Aangan - A Wing



				1		l		
	& Fitting	0	0%					
	& Wooden	0	0%					
	Common	0	0%					
	ession	0	0%					
	led Rates of the				(On Saleable		
Recommende	ed rate of the I	Flat Per Sq. Ft.					5,350	
Recommende	ed rate of Park	ring					2,50,000	
Distressed v	aluation of th	e Property					4,280	
			Residential A	rea Details :				
Building & Wing		No. of Units		Total Carpet Area		Total Saleable Area		
Wing A		89		35293		52939		
Total		89		35293		52939		
Grand	Grand Total		89		35293		52939	
			Building detail	ls Floor Wise				
		Det	ails of Residen	tial in Bu <mark>il</mark> din	ng 🦯			
Flat No.	Flat No.	Description	Carpet area	Fungible	Gross	Attached	Saleable area	
(Approved	(Sale Plan)			area	Carpet	Terrace	Loading:	
Plan)			-		area	area		
						1	50%	
			Wing	g A				
	G	Frou <mark>nd Floor F</mark>	or Society Offi	ce, Drivers R	oom & Park	ing		
			th to 11th & 13					
101 ,.	., 1301	1BHK	338	0	338	0	508	
102 ,.	., 1302	1BHK	338	0	338	0	508	
103 ,.	., 1303	2BHK	528	29	557	0	836	
1 / 4	1204	1BHK	363		204	0	590	
104 ,	., 1304	IDIII	303	30	394	0	370	
	., 1304	1BHK	363	30 30	394 394	0	590	
105 ,	., 1305						+	
105 , 106 ,		1BHK	363	30	394	0	590	
105 , 106 ,	., 1305 ., 1306	1BHK 1BHK 1BHK	363 376	30 0 0	394 376 376	0	590 564	
105 , 106 , 107 ,	., 1305 ., 1306	1BHK 1BHK 1BHK	363 376 376	30 0 0	394 376 376	0	590 564	
105 , 106 , 107 , 701 &	., 1305 ., 1306 ., 1307	1BHK 1BHK 1BHK 7th	363 376 376 & 12th Floor (F	30 0 0 art Refuge A	394 376 376 rea)	0 0 0	590 564 564	
105 , 106 , 107 , 701 & 702 &	., 1305 ., 1306 ., 1307	1BHK 1BHK 1BHK 7th	363 376 376 & 12th Floor (F	30 0 0 Part Refuge A	394 376 376 (rea) 338	0 0 0	590 564 564 508	
105 , 106 , 107 , 701 & 702 & 703 &	., 1305 ., 1306 ., 1307 & 1201 & 1202	1BHK 1BHK 1BHK 7th 1BHK 1BHK	363 376 376 & 12th Floor (F 338 338	30 0 0 Part Refuge A 0	394 376 376 rea) 338 338	0 0 0	590 564 564 508 508	
105 , 106 , 107 , 701 & 702 & 703 & 704 &	., 1305 ., 1306 ., 1307 & 1201 & 1202 & 1203	1BHK 1BHK 1BHK 7th (1BHK 1BHK 2BHK	363 376 376 & 12th Floor (F 338 338 528	30 0 0 2art Refuge A 0 0 29	394 376 376 rea) 338 338 557	0 0 0 0	590 564 564 508 508 836	
105 , 106 , 107 , 701 & 702 & 703 & 704 & 705 &	2. 1305 , 1306 , 1307 2. 1201 2. 1202 2. 1203 2. 1204	1BHK 1BHK 1BHK 7th 1BHK 1BHK 2BHK 1BHK	363 376 376 & 12th Floor (F 338 338 528 363	30 0 0 Part Refuge A 0 0 29 30	394 376 376 rea) 338 338 557 394	0 0 0 0 0 0 0	590 564 564 508 508 836 590	
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- * Recommended rate should be considered as all inclusive rate if other charges are not mentioned. (Excluding GST & other government Taxes)
 - * Car parking is subjected to authentic documentation.

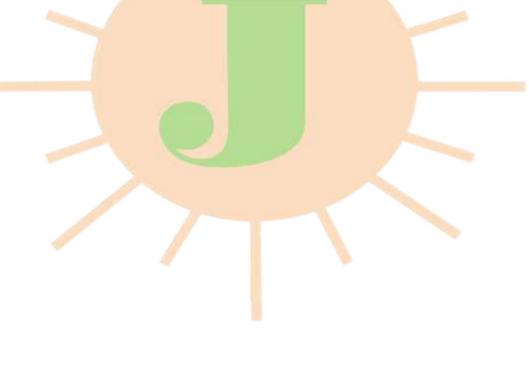
Undertaking:

- 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. Nitesh patil Report By: Shruti Fule

Authorized Signatory

Name & Seal of the agency





PHOTOGRAPHS OF PROPERTY: Shree Aangan - A Wing

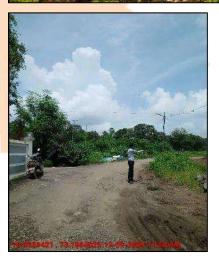








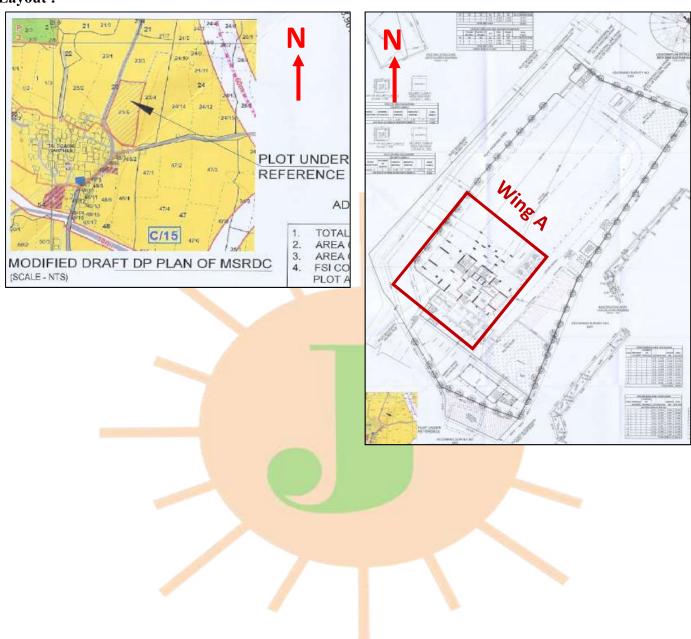








Layout:







Google Map:

