

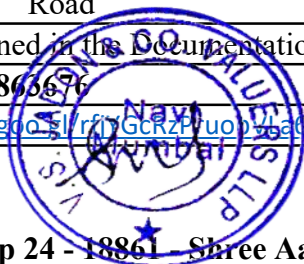


# V S JADON & CO. VALUERS LLP.

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:		13/09/2024	
Bank Name:		PNB Housing Finance Limited	
CPC Name:		PNB Thane	
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	
Project location details	Shree Aangan - A Wing, Survey No.23, Gut No.5, near Infinity Icon Panvel, Internal Road, Talegaon, Talegaon, Khalapur, Khalapur, Raigad - 410221.		
Survey No	23, Gut No.5		
Locality	Talegaon		
Road	Internal Road	Locality/Village	Talegaon
City	Khalapur	District	Raigad
Taluka	Khalapur	Pin Code	410221
Nearby Landmark	Infinity Icon Panvel	Distance from city centre:	3.6 KM from Rasayani Bus Stand
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	
Boundries	As per Layout		At site
East	Survey No 23/4		Other Plot
West	Road		Internal Road
North	Survey No 23/3		Infinity Icon Panvel U/C
South	Road		Internal Road/Houses
Does the boundaries at site match, as mentioned in the Documentation: NA			
Latitude, Longitude	18.9232777,73.1866676		
Location Link	<a href="https://maps.app.goo.gl/r7DGCzPpu0b0at">https://maps.app.goo.gl/r7DGCzPpu0b0at</a>		





## Area Statement Details :

Total land area of the project in Sq. Mt.	4538.29
Permissible FSI	1.1
Permissible TDR/Paid FSI	0.7
Total FSI available for the project	1.8
Total Approved Builtup area of the project (Sq.Mt)	7987.38
Total number of Buildings	01 Building

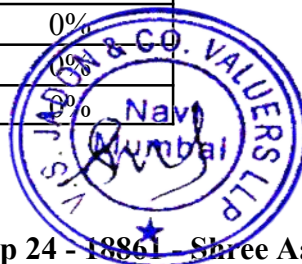
## Approval Detail : Plan approval

Name of Municipal Corporation/Authority	Maharashtra State Road Development Corporation Limited (MSRDC)		
Layout Approval No	MSRDC/SPA/Talegaon/Khalapur/BP-278/Revised CC/2023/1910	Dated	10/11/2023
Approved Floor plan No.	MSRDC/SPA/Talegaon/Khalapur/BP-278/Revised CC/2023/1910	Dated	10/11/2023
Commencement-CC No Valid Up to:	MSRDC/SPA/Talegaon/Khalapur/BP-278/Revised CC/2023/1910	Dated	10/11/2023
Total Builtup Area For Wing A = 4763.22 Sq.M.			
O. Certificate No.:	NA	Dated	NA

## Building wise Construction details

Approved area of building (Sq.Mt) (Wing A)	4763.22
Approved no of units	Flats -89
Approved no of Floors	A Wing = G + 1st to 13th Floor
Proposed no of Floors	A Wing = G + 1st to 13th Floor
Expected Completion	As per RERA - 31/12/2027
Projected life of the structure	60 Years After Completion
Quality of construction:	Good
Proposed Amenities :	Vitrified tiles flooring, Granite Kitchen Platform, Decorative Enternace, 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

<b>Construction details:</b>	A Wing = G + 1st to 13th Floor						
Basement	0	Ground	1	Podium	0	Floors	13
<b>Stage of construction:</b>	Excavation Completed, Plinth work is process						
Type of Work	Slab/Floor	Complition %	Progress %		Disbursement %		
Excavation	13	100%	8%		39%		
Plinth	10	75%					
RCC (Including podiums)	0	0%					
Brickwork	0	0%					
Internal Plaster	0	0%					
Ext. Plaster & Plumbing	0	0%					





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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.	5,350
Recommended rate of Parking	2,50,000
<b>Distressed valuation of the Property</b>	<b>4,280</b>

<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>
Wing A	89	35293	52939
<b>Total</b>	<b>89</b>	<b>35293</b>	<b>52939</b>
<b>Grand Total</b>	<b>89</b>	<b>35293</b>	<b>52939</b>

<b>Building details Floor Wise</b>							
<b>Details of Residential in Building</b>							
<b>Flat No. (Approved Plan)</b>	<b>Flat No. (Sale Plan)</b>	<b>Description</b>	<b>Carpet area</b>	<b>Fungible area</b>	<b>Gross Carpet area</b>	<b>Attached Terrace area</b>	<b>Saleable area Loading :  50%</b>

<b>Wing A</b>							
<b>Ground Floor For Society Office, Drivers Room &amp; Parking</b>							
<b>1st to 6th, 8th to 11th &amp; 13th Floor For Residential</b>							
101 ,,, 1301		1BHK	338	0	338	0	508
102 ,,, 1302		1BHK	338	0	338	0	508
103 ,,, 1303		2BHK	528	29	557	0	836
104 ,,, 1304		1BHK	363	30	394	0	590
105 ,,, 1305		1BHK	363	30	394	0	590
106 ,,, 1306		1BHK	376	0	376	0	564
107 ,,, 1307		1BHK	376	0	376	0	564
<b>7th &amp; 12th Floor (Part Refuge Area)</b>							
701 & 1201		1BHK	338	0	338	0	508
702 & 1202		1BHK	338	0	338	0	508
703 & 1203		2BHK	528	29	557	0	836
704 & 1204		1BHK	363	30	394	0	590
705 & 1205		1BHK	363	30	394	0	590
706 & 1206		1BHK	376	0	376	0	564
707 & 1207		Refuge Area					

<b>Remarks:</b>	
*	Construction work is in process at the time of Visit (labour found)
*	We have considered Saleable area of Flats as per our Calculation.
*	We considered Carpet area as per Approved Plan.
*	We considered Gross carpet area = Net Carpet + Balcony
*	We have considered proposed No. of Floor for Stage Calculation.
*	We have considered rate by verifying it from market inquire.



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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.

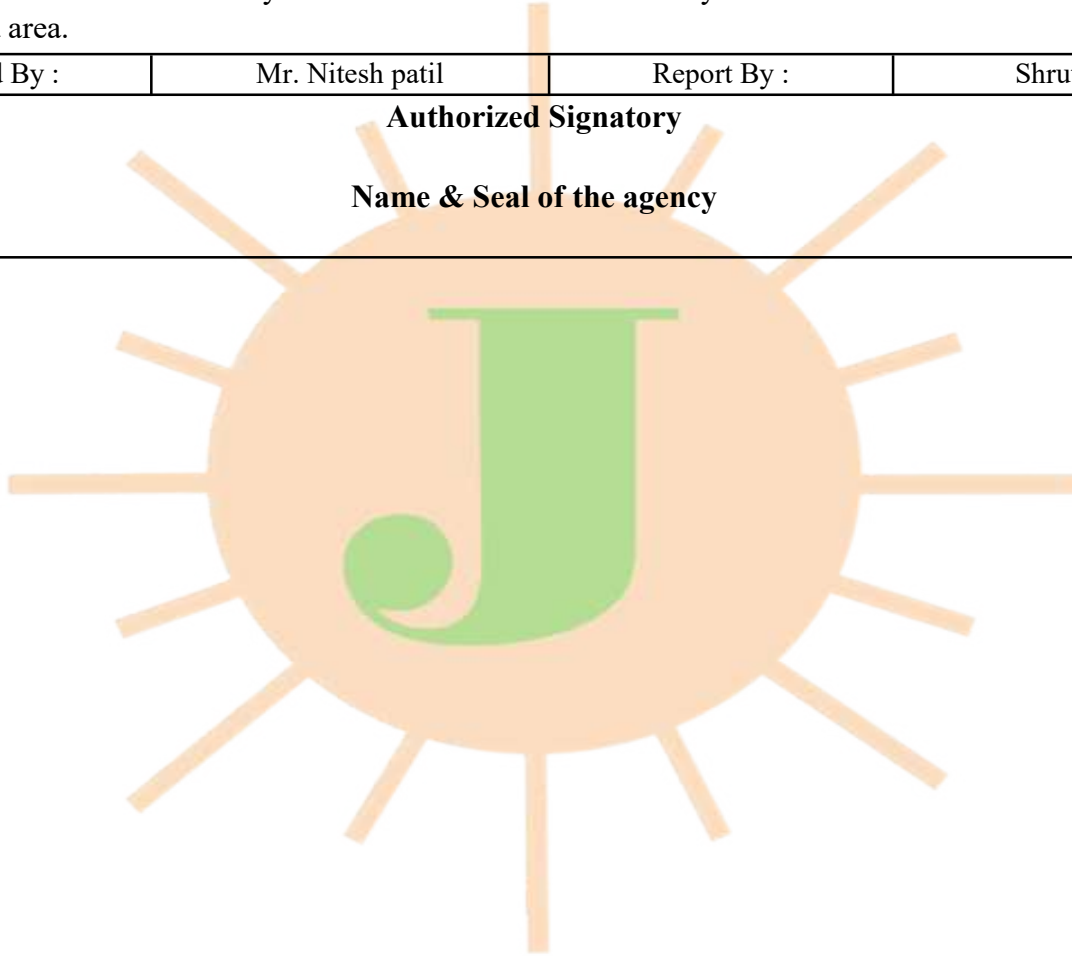
## Undertaking :

- 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
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**Authorized Signatory**

**Name & Seal of the agency**





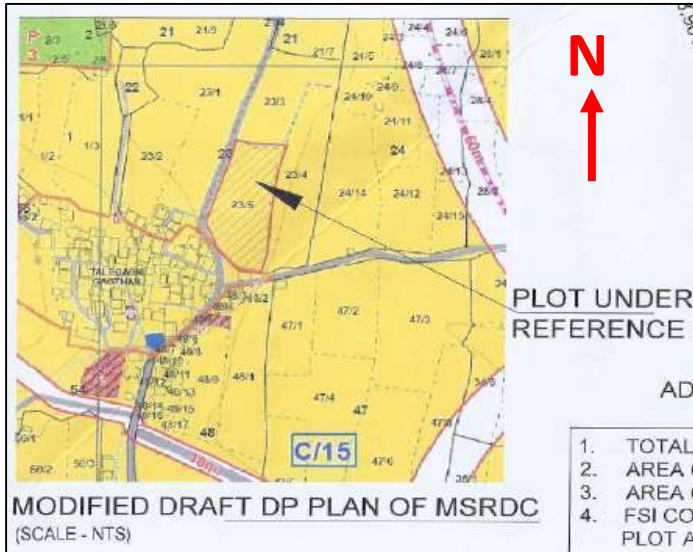
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PHOTOGRAPHS OF PROPERTY : Shree Aangan - A Wing





Layout :





Google Map :

