

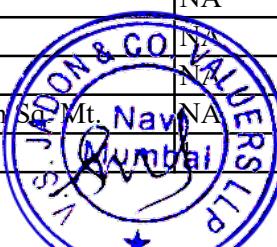


V S JADON & CO. VALUERS LLP.

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:	09/04/2025					
CPC Name:	Axis Kalina					
Date Of Property Visit	09/04/2025					
Name of the builder group	M/s. Lodha Crown Buildmart Pvt.Ltd.					
Name of the builder company	M/s. Lodha Crown Buildmart Pvt.Ltd.					
Name of the Project	New Cuffe Parade (Lodha Evoq Building No.B3)					
Documents Provided	1. Other Vendor Report					
Approved Layout Plan	NA		Dated	NA		
Project location details	New Cuffe Parade (Lodha Evoq Building No.B3), Plot Bearing No. Block-C in Wadala Truck Terminal (W.T.T) MMRDA, Mumbai.					
CTS No	NA	Plot No	Block-C	Locality		
Road	Wadala Truck Terminal road		District	Mumbai		
City	Wadala		Pin Code	400 031.		
Near by Landmark	Bhakti Park	Distance from city centre:	Abour 1.4 Km from Guru Tegh Bahadur Nagar Railway Station			
Accessibility of the project from the city:(Proximities to civic amenities like school, hospital & market,etc.)	all available at 1 to 2 km.					
Does the property have electricity/water/Drainage Connection	Yes					
Class of locality	Upper class					
Nature of land with topographical condition	Plane					
Nature of the locality	Residential					
Quality of infrastructure in vicinity	Good					
Boundaries	East	West	South	North		
As per deed	NA	NA	NA	NA		
At site	Road	Building	Building	Road		
Does the boundaries at site match, as mentioned in the Documentation:	NA					
Type of Structure : RCC Framed Structure						
Latitude & Longitude :	19.036736, 72.878678					
Location Link :	https://goo.gl/maps/EPp9kaEviQhpJgu79					
Approval details:						
Approved usage of the Property: Residential (Restrictive covenants in regards to land use , if any)						
Total land area of the project in Sq. Mt.	NA					
Permissible FSI	NA					
Permissible TDR/Paid FSI	NA					
Total FSI available for the project	NA					
Total Approved Builtup area of the project in Sq. Mt.	NA					
Total number of Buildings	NA					





Approval Detail : Plan approval

Layout Approval No	NA	Dated	NA
Building plan approval No	T & C WTT/BLOCK--C/T & C /WTT/BLOCK--C/CC/VOL-III/86/2013 Ground + 1st to 44th floor	Dated	08/03/2013.
C.certificate No	T & C/WTT/Block-C/CC/Vol-IX/11/2014 Valid Up to: Plinth Level This C.C. is ground + 43rd floor	Dated	07/07/2015.
Part O. Certificate No.:	TCP/WTT/Block-C/CCVol-X/1153/2017 Approved upto = G + 43 Floors	Dated	08/06/2017.
Commencement date of construction	07/07/2015.	Expected Completion	Completed.

Building wise Construction details

Approved area of the building in Sq.Mt	NA	Approved no of units residential	NA
Proposed no of Floors	Ground + 42nd Floor (As Per Builder Gr + 43rd Floor)		
Quality of construction: Good	Projected life of the structure: 53 Years		
Material laying at Site: :Nothing			

Construction details:

Stage of construction : All work completed. Part OC Received.

Type of Work	% Complition		
Plinth	100		
RCC	100		
Brick	100		
Plaster	100		
Flooring	100		
Painting & Wooden Work	100		
Finishing	100		
% Progress	100	% Disbursement	100

Wheather the construction is as per approved Building plan : Yes

Violations Observed if any : NA

Proposed Amenities

1. Vitrified tiles flooring 2. Granite Kitchen Platform 3. Decorative Enternace etc.

Recommended Rates of the Property :

Recommended rate of the flat Per Sq. Ft. (on Super buildup area)	23000
Floor rise rate Per Sq. Ft. (on Super buildup area)	150/- from 1st floor
Utility connection & Related expenses	1,31,000/-
Piped Gas Connection & related infrastructure	88,500/-
Electricity Deposit Reimbursement	7,500/-
Recommended rate of Parking (For Single Parking)	12,00,000/-
Distress valuation of the property Per Sq. Ft.	18400

Remarks:

1. All work completed. Part OC Received.
2. We have considered rate by verifying it from market inquire.
3. We have considered Other charges from cost sheet.
4. Car parking is subjected to authentic documentation.

Authorized Signatory



V S JADON & CO. VALUERS LLP.

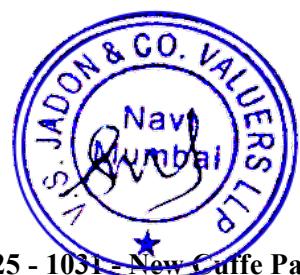
Name & Seal of the agency





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PHOTOGRAPHS OF PROPERTY OF CUSTOMER: New Cuffe Parade (Lodha Evoq Building No.B3)





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Google Map :

