

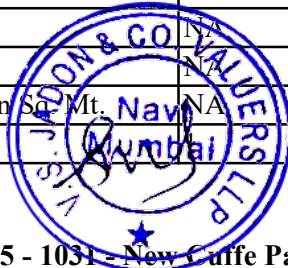


# V S JADON & CO. VALUERS LLP.

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## Valuation Report

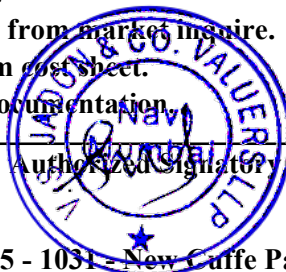
Date:	09/04/2025				
CPC Name:	Axis Kalina				
Date Of Property Visit	09/04/2025				
Name of the builder group	M/s. Lodha Crown Buildmart Pvt.Ltd.				
Name of the builder company	M/s. Lodha Crown Buildmart Pvt.Ltd.				
<b>Name of the Project</b>	<b>New Cuffe Parade (Lodha Evoq Building No.B3)</b>				
Docouments 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	Wadala Truck Terminal (W.T.T)
Road	Wadala Truck Terminal road		District	Mumbai	
City	Wadala		Pin Code	400 031.	
Near by Landmark	Bhakti Park		Distance from city centre:	About 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 condtion			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 Docoumentation: NA					
Type of Structure : RCC Framed Structure					
Latitude & Longitude : 19.036736, 72.878678					
Location Link : <a href="https://goo.gl/maps/EPp9kaEviQhpJgu79">https://goo.gl/maps/EPp9kaEviQhpJgu79</a>					
<b>Approval details:</b>					
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		





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<b>Approval Detail : Plan approval</b>			
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.
<b>Part O. Certificate No.:</b>	<b>TCP/WTT/Block-C/CCVol-X/1153/2017</b> <b>Approved upto = G + 43 Floors</b>	<b>Dated</b>	<b>08/06/2017.</b>
Commencement date of construction	07/07/2015.	Expected Completion	Completed.
<b>Building wise Construction details</b>			
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			
<b>Construction details:</b>			
Stage of construction : <b>All work completed. Part OC Received.</b>			
	Type of Work	% Complition	
	Plinth	100	
	RCC	100	
	Brick	100	
	Plaster	100	
	Flooring	100	
	Painting & Wooden Work	100	
	Finishing	100	
% Progress	100	% Disbursement	100
Whether the construction is as per approved Building plan : Yes			
Violations Observed if any : NA			
<b>Proposed Amenities</b>			
1. Vitrified tiles flooring 2. Granite Kitchen Platform 3. Decorative Enternace etc.			
<b>Recommended Rates of the Property :</b>			
Recommended rate of the flat Per Sq. Ft. ( on Super builtup area)	23000		
Floor rise rate Per Sq. Ft. ( on Super builtup 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/-		
<b>Distress valuation of the property Per Sq. Ft.</b>	18400		
<b>Remarks:</b>			
1. All work completed. Part OC Received.			
2. We have considered rate by verifying it from market insaure.			
3. We have considered Other charges from cost sheet.			
4. Car parking is subjected to authentic documentation.			
Authorized Signatory			





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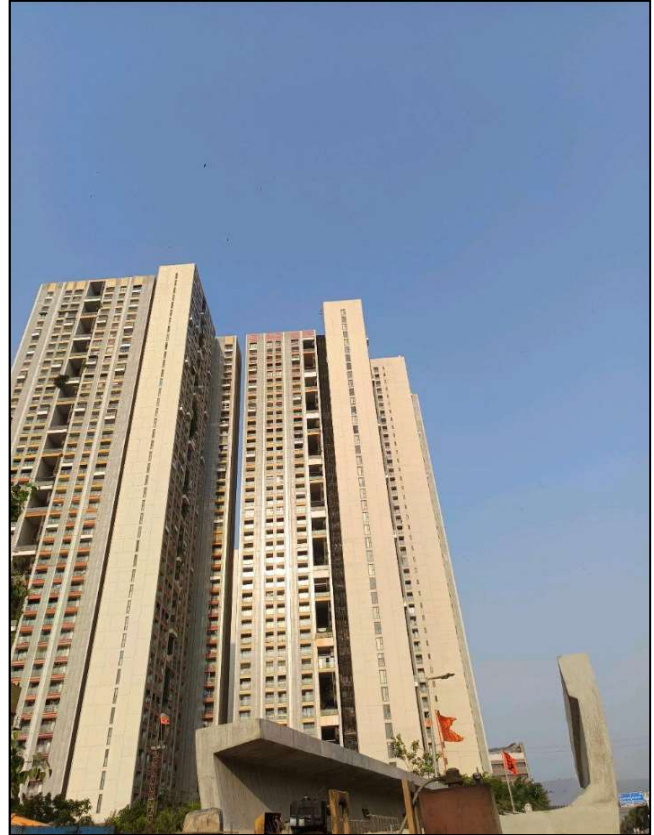
Name & Seal of the agency





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







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Google Map :

