

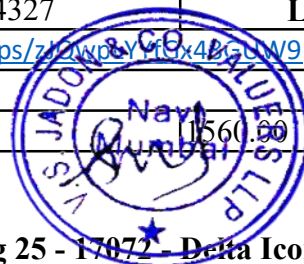


# V S JADON & CO. VALUERS LLP.

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  
Email : vsjcapf@gmail.com. Web site : www.vsjadon.com

## Valuation Report

Date:		18/08/2025		
CPC Name:		Axis Sanpada		
Date Of Property Visit		18/08/2025		
Name of the builder group		Shreenathji Organisers Pvt.LTD		
Name of the builder company		Shreenathji Organisers Pvt.LTD		
Name of the Project		Delta Icon		
Provided Contact Details ( Name & Contact No.)		Ashish (8080995670)		
Site Person - Contact Details ( Name & Contact No.)		Ms Pallavi 9082610236		
Name / No of the Building		1 Building		
Docouments Provided		Approved Plans, CC, Builder Saleable Area		
RERA No.		P51700047643		
Project location details	Delta Icon, Plot no.17, Sector - 7, near Rudraksha CHS, Rama Gosavi Marg, Sector 7, Airoli, Navi Mumbai, Thane, Thane - 400708.			
Plot no	17, Sector - 7			
Locality	Sector 7			
Road	Rama Gosavi Marg	Locality/Village	Airoli	
City	Navi Mumbai	District	Thane	
Taluka	Thane	Pin Code	400708	
Nearby Landmark	Rudraksha CHS	Distance from city centre:	2.3KM from Airoli Railway Station	
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 + Commercial		
Restrictive Covenants in regard to Land Use		No		
Boundries	As per deed		At site	
East	NA		Rudraksha CHS	
West	NA		Acharya Vinobha Bhawe Road	
North	NA		Rama Gosavi Marg	
South	NA		Dnyandeep Darshan CHS	
Does the boundaries at site match, as mentioned in the Documentation: NA				
Latitude	19.1464327		Longitude	72.9952867
Location Link	<a href="https://goo.gl/maps/zLwpcYUx4BGSW9">https://goo.gl/maps/zLwpcYUx4BGSW9</a>			
Area Statement Details :				
Total land area of the project in Sq. Mt.		1560.00		





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Permissible FSI		1.5	
Permissible TDR/Paid FSI		3.2	
Total FSI available for the project		4.7	
Total Approved Builtup area of the project (Sq.Mt)		7259.32	
Total number of Buildings		1 Building	
Approval Detail : Plan approval			
Name of Municipal Corporation/Authority		Navi Mumbai Municipal Corporation (NMMC)	
Layout Approval No	NRV/A-15943	Dated	03/03/2023
Approved Floor plan No.	NRV/A-15943	Dated	03/03/2023
Commencement-CC No	NMMC/TPO/BP/15943/2023	Dated	03/03/2023
Valid Up to:	Plot Area = 1560M.Sq, Total Proposed Built up Area = 7259.321M.sq Residential Unit = 40Nos & Commercial Shop = 10Nos & Office = 05Nos. G/St + 8P + 9th Floor (Amenity Floor) + 10th to 29th Floor (Residential)		
O. Certificate No.:	NA	Dated	NA
Building wise Construction details			
Approved area of building (Sq.Mt)		7259.32	
Approved no of units		Flats - 40, Shops - 10, Office -05	
Approved no of Floors		G/St + 8P + 9th Floor (Amenity Floor) + 10th to 29th Floor	
Proposed no of Floors		G/St + 8P + 9th Floor (Amenity Floor) + 10th to 30th Floor (Residential)	
Expected Completion		31/07/2027	
Projected life of the structure		60 Years After Completion	
Quality of construction:		Good	
Proposed Amenities :		Sit Out Area, Yoga,Kids Play Area, Terrace Garden, Banquet Hall, 24x7 CCTV Camera, Electrical Vehical Charging, Swimming Pool, Club House & Gym.	
Violations Observed if any :		NA	
Material laying at Site:		Cement, Aggregate, Steel, etc	
Wheather the construction is as per approved Building plan :		Under Construction	





<b>Construction details:</b>		<b>G/St + 8P + 9th Floor (Amenity Floor) + 10th to 30th Floor (Residential)</b>					
Basement	0	Ground	1	Podium	0	Floors	30
<b>Stage of construction:</b>		<b>Excavation, Plinth, RCC Slab, Brickwork, Internal Plaster, External Plaster Completed, Flooring upto 26 Floor, Painting upto 20 Floor Completed</b>					
Type of Work		Slab/Floor	Complition %	Progress %		Disbursement %	
Excavation		30	100%	87%		94%	
Plinth		30	100%				
RCC (Including podiums)		31	100%				
Brickwork		30	100%				
Internal Plaster		30	100%				
Ext. Plaster & Plumbing		30	100%				
Flooring & Fitting		26	87%				
Painting & Wooden		20	67%				
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.				14,000			
Recommended rate of the Shop Per Sq. Ft.				21,000			
Recommended rate of the Office Per Sq. Ft.				15,000			
Recommended rate of Parking				6,00,000			
<b>Distressed valuation of the Property</b>				11,200			
<b>Commercial Area Details :</b>							
<b>Building &amp; Wing</b>		<b>No. of Units</b>		<b>Total Carpet Area</b>		<b>Total Saleable Area</b>	
Shop		10		5375		8601	
Office		5		5367		10762	
<b>Total</b>		<b>15</b>		<b>10743</b>		<b>19363</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>	
Flat		40		44877		80000	
<b>Grand Total</b>		<b>55</b>		<b>55620</b>		<b>99363</b>	
<b>Building details Floor Wise</b>							
<b>Details of Flats in Building</b>							
<b>Shop No. (Approved Plan)</b>	<b>Shop No. (Sale Plan)</b>	<b>Description</b>	<b>Gross Carpet area</b>	<b>Attached Loft area</b>	<b>Builder Saleable Area</b>	<b>Floor</b>	
<b>Ground Floor for Entrance Lobby, Commercial and Parking</b>							
1		Shop	501	0	802	Ground Floor for Entrance Lobby, Commercial and Parking	
2		Shop	500	0	799		
3		Shop	522	0	836		
4		Shop	819	0	1311		
5		Shop	1311	0	2098		
6		Shop			478		
7		Shop			677		
8		Shop			573		



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9	Shop	315	0	503		
10	Shop	327	0	524		
1st Floor for Commercial						
1	Office	1018	0	2036	1st Floor for Commercial	
2	Office	519	0	1038		
3	Office	813	0	1626		
4	Office	1274	0	2778		
5	Office	1744	0	3284		
Flat No. (Approved Plan)	Flat No. (Sale Plan)	Description	Gross Carpet area	Attached Terrace area	Builder Saleable area	Floor
2nd to 8th Floor For Parking						
9th Floor for Amenity, Society Office & Driver Room						
10th to 29th Floor For Residential (Fire Balcony @ Mid Landing of 11th, 16th, 21st & 26th Floor)						
1	3BHK	1122	0	2000	10th to 29th Floor For Residential (Fire Balcony	
2	3BHK	1122	0	2000		
Remarks:						
*	Construction work is in process at the time of Visit.					
*	We considered Saleable area of Flat as per Builder area Sheet.					
*	We considered Saleable area of Commercial as per Builder area Sheet.					
*	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.					
*	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.					
*	We have Updated Revised Approved Layout Plan, Floor Plan & CC on 20/11/2023.					
*	As the construction work goes beyond the Approved plan & CC permission. Please provide revised approved plan & CC.					
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 +						
Inspected By :		Mr. Tushar Mohite		Report By :		Gaurav Panchal
Authorized Signatory						
Name & Seal of the agency						

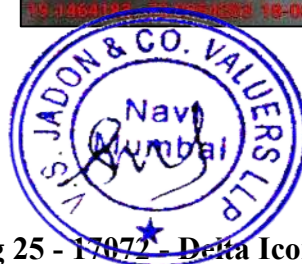
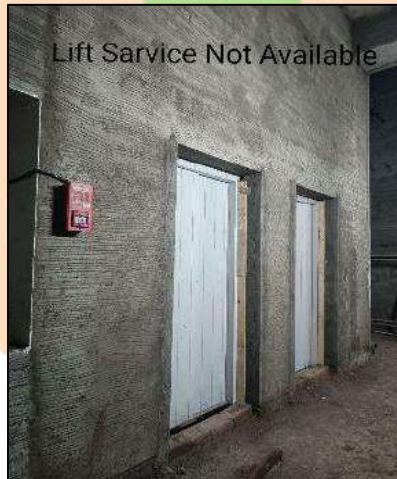






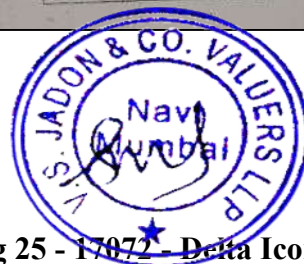
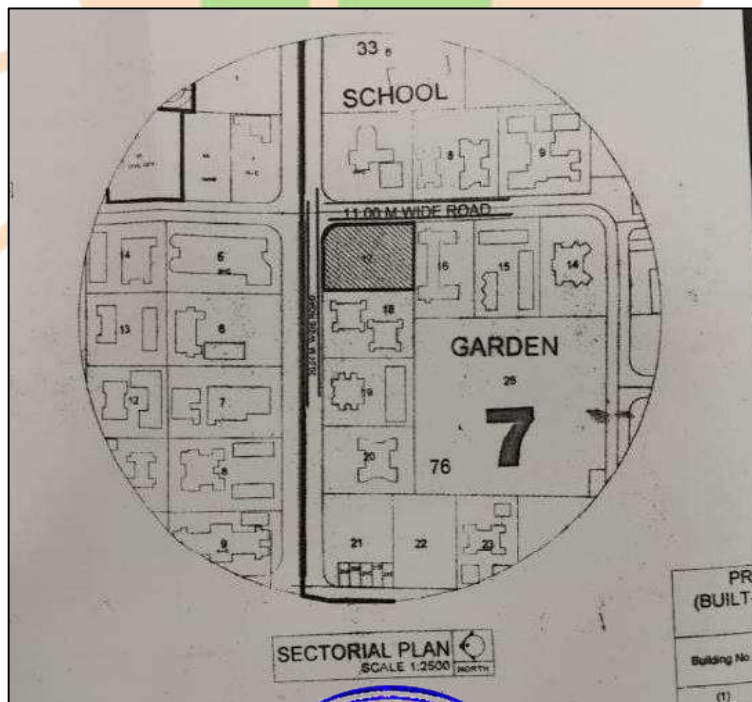
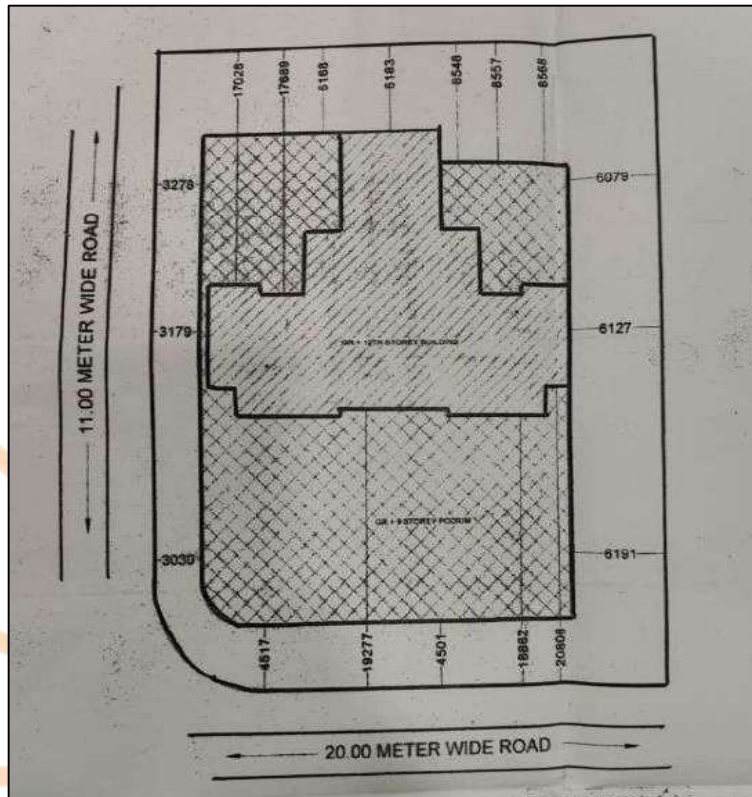
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PHOTOGRAPHS OF PROPERTY : Delta Icon





## Layout Plan:







Google Map :

