

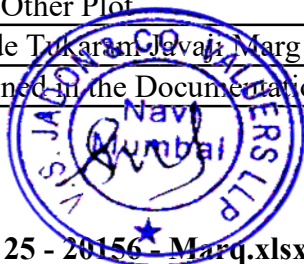


V S JADON & CO. VALUERS LLP.

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:		10/09/2025	
Bank Name:		Axis Bank	
CPC Name:		Axis Thane	
Date Of Property Visit		08/09/2025	
Name of the builder group		Macrotech Developers Limited	
Name of the builder company		Macrotech Developers Limited	
Name of the Project		Marq	
Provided Contact Details (Name & Contact No.)		Rajendra Giri 9820248856	
Site Person - Contact Details (Name & Contact No.)		NA	
Name / No of the Building		Sale Wing A Lodha Tardeo	
Name / No of the Existing Building		Jawaji Building	
Documents Provided		Approved Plans, CC	
RERA No.		P51900046132	
Project location details	Marq, CTS No.310 & Redevelopment of building "Jawaji Building", near Wallace Apartment, Tukaram Jawaji Road, Old Chikalwadi, Tardeo, Grant Road (West), Mumbai, Mumbai - 400007.		
CTS No	310 & Redevelopment of building "Jawaji Building"		
Locality	Old Chikalwadi		
Road	Tukaram Jawaji Road	Locality/Village	Tardeo
City	Grant Road (West)	District	Mumbai
Taluka	Mumbai	Pin Code	400007
Nearby Landmark	Wallace Apartment	Distance from city centre:	0.35 KM from Grant Road 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		Upper Class	
Nature of land with topographical condtion		Plane	
Nature of the locality		Developed	
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 Layout		At site
East	Other Plot		Wallace Apartment
West	Other Plot		U/C Plot
North	Other Plot		Talmakiwadi Road
South	12.20 M.Wide Tukaram Jawaji Marg		Tukaram Jawaji Marg
Does the boundaries at site match, as mentioned in the Documentation: NA			





Latitude, Longitude		18.9657184,72.8150356	
Location Link		https://maps.app.goo.gl/cXnSjotbtqyVKca19	
Area Statement Details :			
Total land area of the project in Sq. Mt.		6072.63	
Permissible FSI		3.0	
Permissible TDR/Paid FSI		0.5	
Total FSI available for the project		3.5	
Total Approved Builtup area of the project (Sq.Mt)		21443.82	
Total number of Buildings		01 Wings	
Approval Detail : Plan approval			
Name of Municipal Corporation/Authority		Municipal Corporation of Greater Mumbai (MCGM)	
Layout Approval No		CHE/CTY/2852/D/337(NEW)/337/3/Amen d	Dated 02/02/2024
Approved Floor plan No.		CHE/CTY/2852/D/337(NEW)/337/3/Amen d	Dated 02/02/2024
Commencement-CC No Valid Up to:		CHE/CTY/2852/D/337(NEW)/FCC/1/New	Dated 21/02/2025
		This further C.C . is issued for Sale wing ‘A’ upto top of 20th floor i.e., ht 69.85 Mt. and Rehab wing ‘B’ upto top of 30th (Part) floor i.e., ht 98.70 Mt. + LMR + OHT as per approved plan dated 02.02.2024. excluding parking area i.e. common basement+ Ground floor + 1st to 11th podium floor.	Valid Upto Date 20/02/2026
Commencement-CC No Valid Up to:		CHE/CTY/2852/D/337(NEW)/FCC/1/Ame nd	Dated 09/09/2025
		Further C.C. is issued for common parking podium up to 11th floor + Terrace + LMR & OHT i.e. Multi level car parking as per amended approval dated 02.02.2024	Valid Upto Date 28/12/2025
Airport Noc No Valid Up to:		JUHU/WEST/B/090721/574067	Dated 28/09/2021
		153.76 M (AMSL)	Valid Upto Date 27/09/2029
O. Certificate No.:		NA	Dated NA
Building wise Construction details			
Approved area of building (Sq.Mt)		21443.82	
Approved no of units		Flats - 46 , Rehab Shops - 16, Sale Shop - 01	
Approved no of Floors		A Wing = Gr/Stilt + 1st to 21st Floor	
Proposed no of Floors		A Wing = Gr/Stilt + 1st to 34th Floor	
Expected Completion		As per RERA - 30/11/2028	
Projected life of the structure		60 Years After Completion	



Quality of construction:	Good
Proposed Amenities :	Swimming Pool, Gymnasium, Party Lawn, Spa, Library, 24/7 Security, Indoor Games Area
Violations Observed if any :	NA
Material laying at Site:	Cement, Aggregate, Steel, etc
Whether the construction is as per approved Building plan :	Under Construction

Construction details:	A Wing = G + 1st to 34th Floor						
Basement	0	Ground	1	Podium	0	Floors	34
Stage of construction:	Excavation, Plinth Completed, RCC upto 4 Slab, Brickwork upto 2 Floor, Internal Plaster upto 1.5 Floor, External Plaster upto 1.3 Floor Completed						
Type of Work	Slab/Floor	Completion %	Progress %		Disbursement %		
Excavation	34	100%	16%		49%		
Plinth	34	100%					
RCC (Including podiums)	4	11%					
Brickwork	2	6%					
Internal Plaster	2	4%					
Ext. Plaster & Plumbing	1	4%					
Flooring & Fitting	0	0%					
Painting & Wooden	0	0%					
Building Common	0	0%					
Possession	0	0%					

Recommended Rates of the Property :	On Saleable Area
Recommended rate of the Flat Per Sq. Ft.	45,000
Recommended rate of the Shop Per Sq. Ft.	50,000
Recommended rate of Parking	15,00,000
Distressed valuation of the Property	36,000

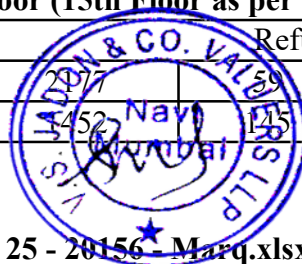
Commercial Area Details :			
Building & Wing	No. of Units	Total Carpet Area	Total Saleable Area
A Wing	17	7332	10998
Residential Area Details :			
Building & Wing	No. of Units	Total Carpet Area	Total Saleable Area
A Wing	46	90963	136444
Grand Total	63	98295	147442

Building details Floor Wise							
Details of Residential & Commercials in Building							
Shop No. (Approved Plan)	Sale / Rehab	Description	Carpet area	Attached Loft area	Gross Carpet area	Attached Terrace area	Saleable area Loading : 50%
Ground Floor for Commercial, Meter Room, Fire Control Room & Entrance Lobby							
1	Rehab	N.R.	501	0	501	0	751
2	Rehab	N.R.	500	0	500	0	750





3	Rehab	N.R.	502	0	502	0	754
4	Rehab	N.R.	502	0	502	0	752
5	Rehab	N.R.	503	0	503	0	755
6	Rehab	N.R.	282	0	282	0	422
7	Rehab	N.R.	245	0	245	0	367
8	Rehab	N.R.	308	0	308	0	462
1st Floor For Rehab Shop & Parking							
9	Rehab	N.R.	248	0	248	0	372
10	Rehab	N.R.	501	0	501	0	751
11	Rehab	N.R.	304	0	304	0	456
12	Rehab	N.R.	424	0	424	0	635
13	Rehab	N.R.	501	0	501	0	751
14	Rehab	N.R.	501	0	501	0	751
15	Rehab	N.R.	501	0	501	0	752
16	Rehab	N.R.	509	0	509	0	763
17	Sale	N.R.	502	0	502	0	753
Flat No. (Approved Plan)	Flat No. (Sale Plan)	Description	Carpet area	Deck Area	Gross Carpet area	Attached Terrace area	Saleable area Loading : 50%
2nd Service Floor							
3rd to 6th & 8th Floor for Residential							
1	3	5BHK	2547	237	2785	0	4177
2	2	3BHK	1247	97	1344	0	2016
7th Floor (Part Refuge Area)							
1	-	Refuge Area					
2	2	4BHK	2701	97	2798	0	4197
9th Floor for Residential & Recreational hall							
1	3	5BHK	2547	237	2785	0	4177
2	2	3BHK	1247	97	1344	0	2016
10th Floor							
1	3	5BHK	2547	237	2785	0	4177
2	2	3BHK	1247	97	1344	0	2016
11th & 12th Floor							
13th Floor (14th Floor as per Builder)							
15th to 20th Floor (16th to 21st Floor as per Builder)							
1	3	5BHK	2547	237	2785	0	4177
2	2	3BHK	1247	97	1344	0	2016
3	1	3BHK	1452	145	1597	0	2396
14th Floor (15th Floor as per Builder)							
1	-	Refuge Area					
2	2	4BHK	2237	97	2237	0	3355
3	1	3BHK	1452	145	1597	0	2396





**21st Floor (22nd Floor as per Builder)
(Part Terrace Area)**

1	-	Terrace Area					
2	2	4BHK	2238	59	2297	0	3445
3	1	3BHK	1452	145	1597	0	2396

Remarks:

*	Construction work is in process at the time of Visit.
*	We have considered Saleable area of Flats as per our Calculation.
*	We have considered Saleable area of Commercial as per our Calculation.
*	We considered Carpet area as per Approved Plan.
*	We considered Gross carpet area = Net carpet + Deck Area.
*	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 done APF for A sale wing as it is registered on RERA site.
*	In latest layout & approved floor plan, layout & approved floor plan no. is not given. So we consider it from IOD approved letter.
*	We have update CC on 11/06/2024.
*	Builder Sale numbering considred from area table provided in mail by bank. Builder Area Table attached below.
*	We have updated revised CC from MCGM site. (On 10/09/2025)

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 :	Karan Misal	Report By :	Gaurav Panchal
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Authorized Signatory

Name & Seal of the agency



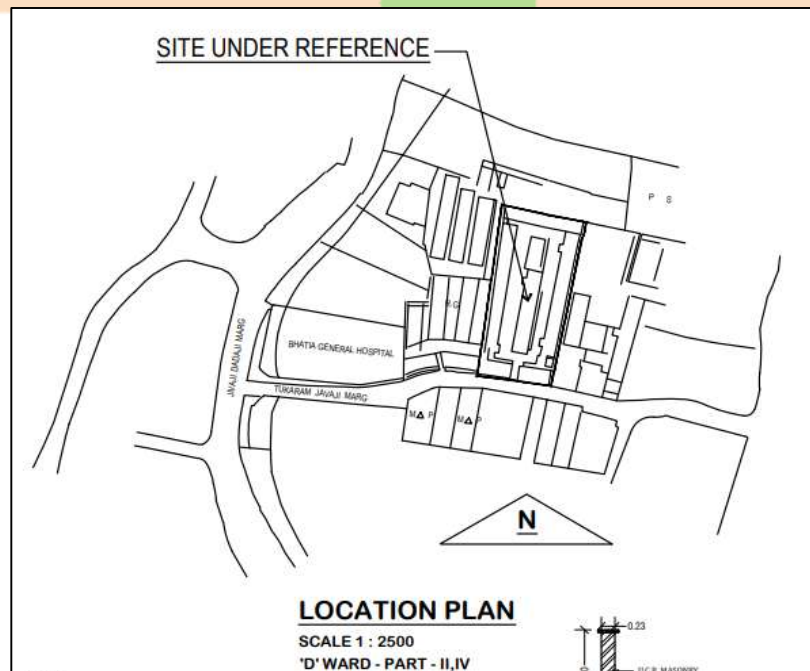
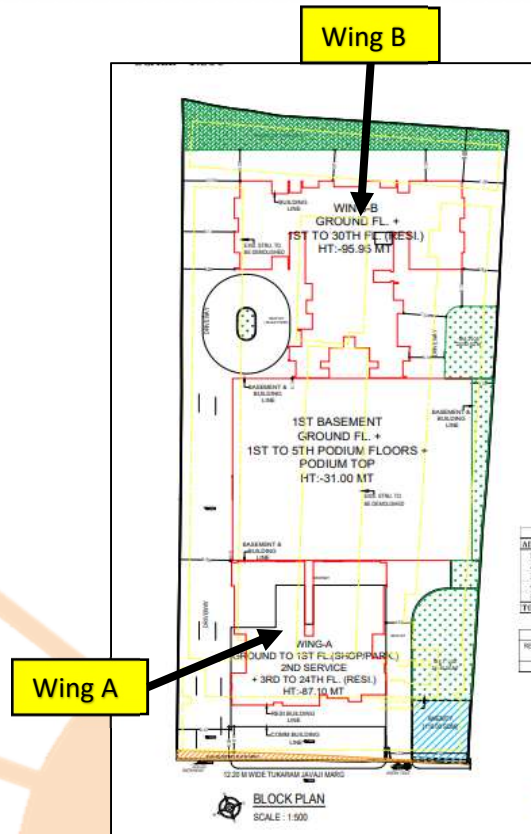


PHOTOGRAPHS OF PROPERTY : Marq





Layout :



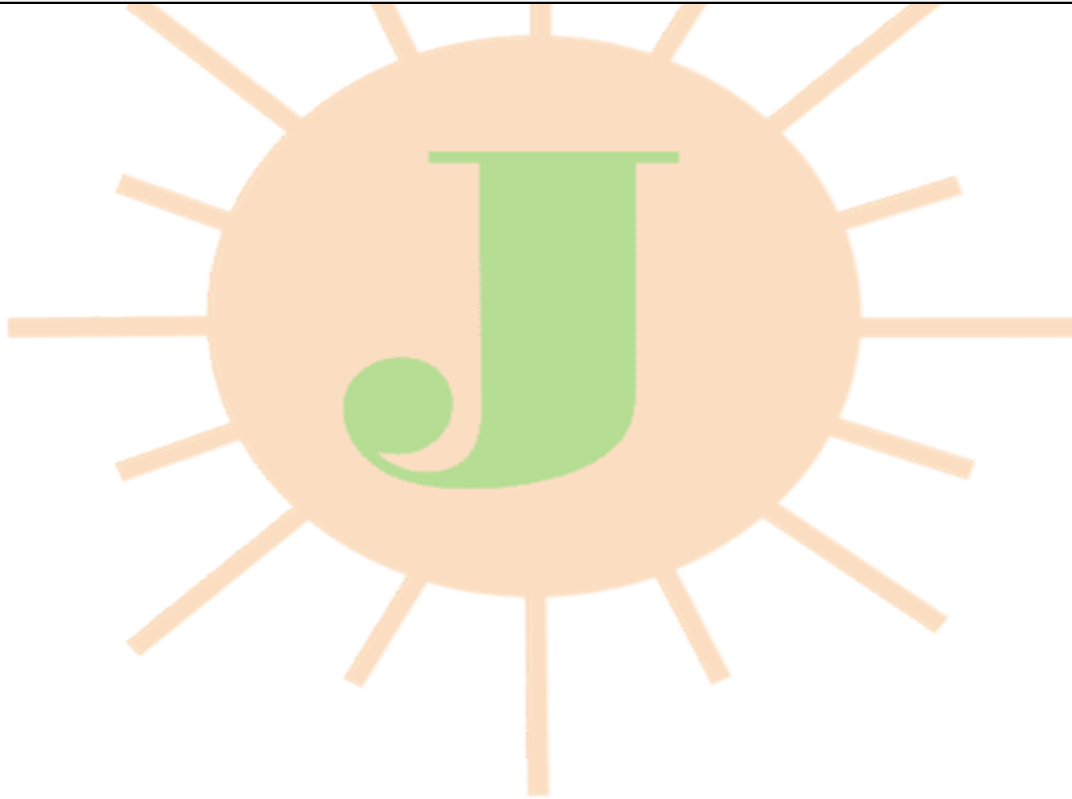


Builder Area Table

Area statement:-



Project	Wing	Flat No.	Floor No	Type	As per Allotment List Carpet Area (Sq. Ft.)	As per Allotment List Net Carpet Area (Sq. Ft.)	RERA Carpet Area (Sq. Mt.)
Marq	A	1	2nd to 9th floor	NA	-	-	-
Marq	A	2		3 BHK	1389	1488	129.04
Marq	A	3		5 BHK	2793	3030	259.48
Marq	A	1	10th to 31st floor	3 BHK-Large	1628	1778	151.24
Marq	A	2		3 BHK	1389	1488	129.04
Marq	A	3		5 BHK	2793	3030	259.48
Marq	A	1	32nd floor	Pent House	5827	6618	541.34
Marq	A	1	33rd floor	Pent House	5827	6618	541.34
Marq	A	1	34th floor	Pent House	6390	9183	593.65





Google Map :

