CIN U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617

An ISO 9001:2015 Certified Company





# 5th LENDERS INDEPENDENT ENGINEER REPORT



Details of the property under consideration:

### Name of Project: Aryavrat Project

"Aryavrat Project", Proposed Redeveloped of Property on Land Bearing Final Plot No. 240 (part) of TSP -IV of Mahim Division, Palan Sojpal Building "B", S. K. Bole Road, Dadar (West), Mumbai, Pin Code - 400 028, State - Maharashtra, Country - India

Latitude Longitude: 19°01'13.0"N 72°50'20.3"E

Valuation Prepared for:

# State Bank of India

Vashi Turbhe Branch Devgiri Complex, Sector 19-C, APMC, Phase II, Near Dana Bazar, Vashi, Navi Mumbai, State - Maharashtra, Country - India



ur Pan	India	Prese	nce at:	
Mumbai	Q Auro	maabad	Pune	P Raik

Thane Nanded Indore P Delhi NCR P Nashik Ahmedabad P Joipur

Regd. Office: 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA

TeleFax · +91 22 28371325/24 mumbai@vastukala.org

CIN: H74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





LIE Report Prepared For: State Bank of India/ Vashi Turbhe Branch / M/s. Aryavrat Project (29965/45694)

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Vastu/SBI/Mumbai/02/2023/29965/45694

25/08-544-PY

Date: - 25.02.2023

### FIFTH LENDERS INDEPENDENT ENGINEER REPORT

To,

#### State Bank of India

Vashi Turbhe Branch Devgiri Complex, Sector 19-C, APMC, Phase II, Near Dana Bazar, Vashi, Navi Mumbai, State - Maharashtra, Country - India.

Subject: Construction of Residential Building "Aryavrat Project", Proposed Redeveloped of Property on Land Bearing Final Plot No. 240 (part) of TSP -IV of Mahim Division, Palan Sojpal Building "B", S. K. Bole Road, Dadar (West), Mumbai, Pin Code - 400 028, State - Maharashtra, Country - India.

Ref: You're Request for Lenders Independent Engineer Report of under Construction Building.

Dear Sir,

The Construction work as per approved plan was in progress during the site visit on 13th October 2022. Total expenditure occurred as on 30/09/2022 on this project by M/s. Chintamani Land and Housing LLP is ₹ 110.36 Cr. & as per CA Certificate actual total expenditure occurred as on 30/09/2022 is ₹ 111.67 Cr. Hence, release of Balance Amount as requested by M/s. Chintamani Land and Housing LLP if any is hereby recommended.

#### **DECLARATION**

- The information furnished in the report is based on our site visit Dated 13/10/2022 & Document Provided by
- b. Vastukala 4th LIE Report of the project dated 30.11.2022.
- Appointed Architect's "Irani Architects" Certificate: For Work completion upto, 30/09/2022 issued dated 23/11/2022.
- d. I have no direct and indirect interest in the property examined for report.
- e. I have not been found guilty of misconduct in my professional capacity

#### For VASTUKALA CONSULTANTS (I) PVT. LTD

Sharadkumar Chall Invoices

on CMD, established, sustukate of c=1N Date: 2623,02,25 12,24;48 +05'30' B. Chalikwar

C.M.D.

Auth. Sign

#### Sharadkumar B. Chalikwar

Govt. Reg. Valuer Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl.: LIE report



Our Pan India Presence at :

Mumbai Aurangabad Thane Nanded

P Delhi NCR P Nashik

Ahmedobod 9 Jaipur

Pune Indore

Rajkot Raipur Regd. Office: 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA

TeleFax: +91 22 28371325/24 mumbai@vastukala.org

### 1. Purpose & Methodology

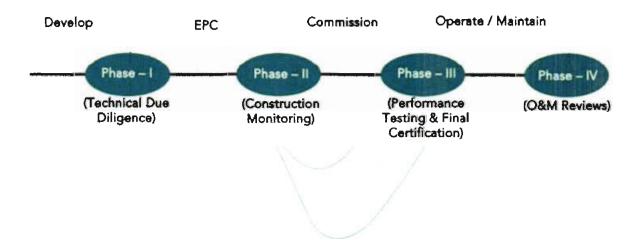
• State Bank of India Banks and financial institutions require monitoring & an independent review of the progress of the sanctioned projects

**VCIPL** undertakes such study to independently review the progress of the project and put forward a comprehensive analysis

### 1.1. Advantages:

- ✓ Assurance on present practices
- ✓ Identification of risk
- ✓ Analyzing the performance of third parties
- √ Recommendations

### 1.2. The Methodology



Think.Innovate.Create



# 5th LENDERS INDEPENDENT ENGINEER REPORT OF

## "Aryavrat Project"

"Aryavrat Project", Proposed Redeveloped of Property on Land Bearing Final Plot No. 240 (part) of TSP -IV of Mahim Division, PalanSojpal Building "B", S. K. Bole Road, Dadar (West), Mumbai, Pin Code - 400 028, State - Maharashtra, Country – India

Latitude Longitude: 19°01'13.0"N 72°50'20.3"E

#### NAME OF DEVELOPER: M/s. Chintamani Land and Housing LLP

Pursuant to instructions from State of India, Vashi Turbhe Branch, Navi Mumbai we have duly visited, inspected, surveyed & assessed the above said property on 13<sup>th</sup> October 2022 to determine the fair & reasonable market value of the said property/project as on Quarter ending 30<sup>th</sup> September 2022 for LIE purpose.

#### 1. Location Details:

The property is situated at Final Plot No. 240 (part) of TSP -IV of Mahim Division, PalanSojpal Building "B", S. K. Bole Road, Dadar (West), Mumbai, Pin Code - 400 028. It is about 500 M. walking distance from Dadar railway station of Western railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the nearby locality. The locality is higher middle class & developed.

#### 1. Developer Details:

Name of builder	M/s. Chintamani Land and Housing LLP		
Project Rera Registration Number	P51900024338		
Registered office address	Office No. 60/62, Mirza Street, Mumbai - 400 003, State - Maharashtra, Country - India.		
Contact details	Contact Person: Mr. Manish Patel (Mobile No. 8286518638)		
E – mail ID and website	accounts@chintamaniestates.com www.chintamaniestates.com		
. Boundaries of the Property:			
Direction	Particulars		
On or towards North	C - Wing Palan Sojpal Building		
On or towards South	SK Bole Road		
On or towards East	A - Wing Palan Sojpal Building		
On or towards West	Datta Niwas & Gyan Mandir Road		





#### 2. Introduction

As per Information on site M/s. Chintamani Land and Housing LLP has acquired land by conveyance agreement Dt.01.08.2012 admeasuring 3,145.50 Sq. M. bearing Final Plot No. 240 (part) of TSP -IV of Mahim Division, Palan Sojpal Building "B", S. K. Bole Road, Dadar (West), Mumbai, Pin Code - 400 028, State - Maharashtra, Country – India. For the Redevelopment of residential Building.

#### 3. Area Statement:

#### 3.1. Land:

Date	Particular	Area in Sq. M.
01.08.2012	Final Plot No. 240 (part)	3,145.50

 Copy of Agreement for Development Registered with Sub Registrar No. BBE - 2 / 5770 / 2012 dated 01.08.2012 between Mr. Sureshchandra alias Kishor Ratanshi Shah, Mr. Indra Kishor Shah & others (the Owners) AND M/s. Kumar Housing and Land Development (the Developers).

### 3.2. Building Area (As per Concession Plan):

Sr. No.	PROFORMA – A	Total
1	Plot Area	
	Area as per Triangular Calculation	3145.51
2	Deduction for	
	a) Road Set back area	162.82
	b) Proposed Road Area	
	c) Any Reservation (R. G. & P.G.)	
	d) % amenity spaces as per DCR 56/57 (Sub Plot)	
	e) other	,
3	Balance Area of The Plot (1-2)	2982.69
4	Deductions for 15% R.G. / 10% Amenity space (if deductible for Ind)	
5	Net Area of the Plot (3-4)	2982.69
6	Additions for Floor Space Index	162.82
	a) 100% for D. P. Road / Set back, b) 33% as per DCR 32, c) % as per DCR 33 ( ), d)	
	other	
7	Total Area (5 + 6)	3145.51
8	For Space Index Permissible (As per Statement)	
9	For Space Index credit available by Development Rights (Restricted to % of the balance	
	area vide 3 above DCR No.	
10	Permissible Floor Area (As per Statement)	9436.53
10A	5% additional FSI	243.5
11	Existing Floor Area	



Sr. No.	PROFORMA – A	Total				
12	Proposed Built up Area (Permissible)					
13	Excess Balcony area taken in the Floor Space Index					
14A	Purely Residential Built up Area	9311.39				
14B	Remaining Non Residential Built up area	350.87				
14	Total Built up Area Proposed (14A+14B) (As per old approved plan dated Prior to 06.01.2012					
15	FSI Consumed on net holding = 14/3					
В	Details of FSI availed as per DCR 31 (3)	Proposed				
1	Fungible Built up area component proposed vide DCPR 31(3) purely residential =	2413.61				
2	Fungible Built up area component proposed vide DCPR 31(3) for Non residential =	9.11				
3	Total Fungible Built up area vide DCPR 31(3) = (B.1+B.2) Rehab	2422.72				
	Total Gross Built up area Proposed (14 + B.3)	12084.98				

### List of Approvals:

- 1. Copy of IOD No. CHE / CITY / 1110 / GN / 337 / New dated 05.09.2019 issued by Municipal Corporation of Greater Mumbai.
- 2. Copy of IOD Certificate No. CHE / CITY / 1110 / GN / 337 / New dated 07.12.2017 issued by Municipal Corporation of Greater Mumbai.
- 3. Copy of 1st Commencement Certificate No. CHE / CTY / 1110 / G / N / 337 / NEW / CC / 1 / NEW dated 07.12.2017 issued by Municipal Corporation of Greater Mumbai. This CC is issued up to top of Plinth level as per Zero FSI IOD issued on 05.09.2019.
- 4. Copy of Plans (Concession Drawing) No. CHE / CITY / 1110 / GN / 337 / New dated 07.07.2020 issued by Municipal Corporation of Greater Mumbai.

•	4.4
Wing	Number of Floors
Α	2 Basements + Ground (part) + Stilt (part) + 1st to 17th upper floors.
В	2 Basements + Ground (part) + Stilt (part) + 1st to 21st upper floors.

- Copy of 2<sup>nd</sup> Commencement Certificate No. CHE / CTY / 1110 / G / N / 337 / NEW / FCC / 1 / NEW dated 30.12.2021 issued by Municipal Corporation of Greater Mumbai. This CC is issued up to 15th floor of Wing A & 21<sup>st</sup> floor of Wing B valid upto 20.09.2022.
- 6. Copy of Approved Plan No. CHE / CITY / 1110 / GN / 337 / New dated 28.06.2021 issued by Municipal Corporation of Greater Mumbai.

Wing	Number of Floors
Α	2 Basements + Ground (part) + Stilt (part) + 1st to 17th upper floors.
В	2 Basements + Ground (part) + Stilt (part) + 1st to 21st upper floors.



### 5. LEVEL OF COMPLETION:

# 5.1. Rehab cum Sales Building (A & B Wing)

Sr. No	Floor	Construction area as per plan (Sq. ft.)	Completed area (Sq. ft.)	Work Completion as on 4th LIE Report	Work Completion as on 13.10.2022
į	Basement 1	17,084.73	17,084.73	Wing A & B slab work, block work & plaster work are completed	Wing A & B slab work, block work & plaster work are completed
2	Basement 2	17,084.73	17,084.73	Wing A & B slab work, block work & plaster work are completed	Wing A & B slab work, block work & plaster work are completed
3	Ground / Stilt Floor	20,313.93	20,313.93	Wing A: Slab work is completed Wing B: Slab work is completed, Block work is in Completed	Wing A: Slab work is completed Wing B: Slab work is completed, Block work is in Completed
2	1st Floor	9,407.41	9,407.41	Wing A: Slab Work is completed. Wing B: Slab work is completed, Block work & Plasterwork is in Completed	Wing A: Slab Work is completed.  Wing B: Slab work, 95% Blockwork, Plaster work, Door & Windows frame, Kitchen Platform, 50% toilet tiling work & waterproofing work at toilet block are completed.
3	2nd Floor	Thi 9,980.27	nk.lnn 4,990.14	Wing B: Slab work is completed, Block work & Plasterwork is in Completed	Wing A: Slab Work is completed.  Wing B: Slab work, 95% Blockwork, Plaster work, Door & Windows frame, Kitchen Platform, 50% toilet tiling work & waterproofing work at toilet block are completed
4	3rd Floor	9,980.27	4,990.14	Wing B: Slab work is completed, Block work & Plasterwork is in Completed	Wing B: Slab work, 95% Blockwork, Plaster work, Door & Windows frame, Kitchen Platform, 50% toilet tiling work & waterproofing work at toilet block are completed





Sr. No	Floor	Construction area as per plan (Sq. ft.)	Completed area (Sq. ft.)	Work Completion as on 4th LIE Report	Work Completion as on 13.10.2022
5	4th Floor	9,980.27	4,990.14	Wing B: Slab work is completed, Block work is in Completed	Wing B: Slab work, 95% Blockwork, Plaster work, Door & Windows frame, Kitchen Platform, & waterproofing work at toilet block are completed
6	5th Floor	9,980.27	4,990.14	Wing B: Slab work & 90% Blockwork is completed	Wing B: Slab work, 95% Blockwork, Door frame & Plaster work are completed
7	6th Floor	9,980.27	4,990.14	Wing B: Slab work is completed, Blockwork is in progress	Wing B: Slab work, 95% Blockwork & Plaster work are completed
8	7th Floor	9,980.27	4,990.14	Wing B: Slab work is completed	Wing B: Slab work & 95% Blockwork is completed
9	8th Floor	10,056.48	5,028.24	Wing B: Slab work is completed	Wing B: Slab work & 90% Blockwork is completed
10	9th Floor	10,086.08	5,043.04	Wing B: Slab work is completed	Wing B: Slab work & 25% blockwork are completed, Block work is in progress
11	10th Floor	10,086.08	5,043.04	Wing B: Slab work is completed	Wing B: Slab work is completed, Block work is in progress
12	11th Floor	10,086.08	5,043.04	Wing B: Slab work is completed	Wing B: Slab work is completed, Block work is in progress
13	12th Floor	10,220.74	5,110.37	Wing B: Shuttering work is in progress	Wing B: Slab work is completed, Block work is in progress
14	13th Floor	10,220.74	5,110.37	ovate.Crea	Wing B: Slab work is completed
15	14th Floor	10,220.74	5,110.37		Wing B: Slab work is completed
16	15th Floor	10,417.18	5,208.59		Wing B: Slab work is completed
17	16th Floor	10,274.24	5,137.12		Wing B: Slab work is completed
18	17th Floor	8,176.33	4,088.17		Wing B: Slab work is completed
19	18th Floor	5,438.29			Wing B: Shuttering work is in progress
20	19th Floor	4,544.78			
21	20th Floor	4,588.59			





Sr. No	Floor	Construction area as per plan (Sq. ft.)	Completed area (Sq. ft.)	Work Completion as on 4th LIE Report	Work Completion as on 13.10.2022
22	21st Floor	3,157.83			
23	Terrace Area / OHT	788.25			
24	Fitness	2,792.61			
25	STP	1,752.70			
Tota	l Area in Sq. ft.	2,46,680.19	1,48,744.09		

# 6. Details of the Project as Financed By SBI:

## 6.1. Project Cost: (as per C.A. Certificate)

Particulars	Estimated Cost (In Cr.)	Incurred Cost (In Cr.) 30-09-2022 by M/s. D. J. Shah & Associates LLP	Incurred Cost (In Cr.) 30-06-2022 by M/s. D. J. Shah & Associates LLP	Net
Land Cost	23.67	24.13	23.98	0.15
Land clearance, temporary transit accommodation & overhead cost	18.00	22.11	20.92	1.19
Construction cost of Building	75.93	34.29	26.07	8.22
Premium Cost & BMC / FSI/ GOM Charges/ fees/ security Deposits	24.29	17.84	17.37	0.46
On- site expenditure for development / Marketing / Advance for Project/ Administrative Cost / Fixed Assets	11.11	10.88	8.33	2.55
Interest Cost	13.68	2.42	1.58	0.84
Total	166.98	111.67	98.26	13.41

<sup>✓</sup> The Builder has incurred about 34.29 Cr. as construction cost, 22.11 Cr. for rent to tenants & 17.84 Cr. for approval cost till 30.09.2022 as per C.A. certificate issued by M/s. D. J. Shah & Associates LLP dated 18.10.2022.



### 6.2. Project Cost: (as per Bills):

	Incurred C		
Particulars	30/09/2022 as per Bill (Inclusive GST)	30/06/2022 as per Bill (Inclusive GST)	Net
Land Cost	23.87	23.87	÷
Land clearance, temporary transit accommodation & overhead cost	22.26	20.92	1.34
Construction cost of Building	34.89	26.32	8.57
Premium Cost & BMC / FSI/ GOM Charges/ fees/ security Deposits	16.99	16.98	-
On- site expenditure for development / Marketing / Advance for Project/ Administrative Cost / Fixed Assets	9.94	9.10	0.84
Interest Cost	2.42	1.58	0.84
Total	110.36	98.77	11.59

# 6.3. Land Cost:

		1	<b>Land Cost Description</b>		
Sr. No.	Date	Description	Document	Total Cost in ₹	Incurred Cost in ₹
1		Land Cost		21,00,00,000.00	21,00,00,000.00
2		Stamp Duty	As ass Davelsoment	1,20,43,250.00	1,20,43,250.00
3	01.08.2012 Reg. fees As per Development Agreement	Reg. fees	The Party of Bord of Control of Children	30,000.00	30,000.00
4		30,000.00	30,000.00		
5	Challan Fees.			9,100.00	9,100.00
6		Power of Attorney	& Rectification Deed	1,65,55,622.00	1,65,55,622.00
TOTAL				23,86,67,972.00	23,86,67,972.00

As per conveyance deed.

		Summary of	Bills			
Sr. No.	Particulars Thir	Amount in ₹ (Till 30.09.2022)	Amount in ₹ (In Cr.)	Amount in ₹ (Till 30.06.2022)	Amount in ₹ (In Cr.)	Net in Cr.
1	Premium Cost & BMC / FSI/ GOM Charges/ fees/ security Deposits	16,98,79,377.00	16.99	16,98,47,657.00	16.98	_
2	Construction Cost	34,88,71,242.00	34.89	26,31,64,432.00	26.32	8.57
3	Professional Cost	1,26,72,282.00	1.27	1,07,81,682.00	1.08	0.19
4	Administrative & Marketing Cost	8,67,24,212.00	8.67	8,01,83,869.00	8.02	0.65
	TOTAL	61,81,47,113.00	61.81	52,39,77,640.00	52.40	9.42

Note: Bills were provided by the client up to 30.09.2022.







#### 6.4. Interest Cost:

Sr.	<b>Particulars</b>	Estimate	Incurred Amount in	Incurred Amount in	Net Amount in ₹
No		Amount in ₹	₹ till 30.09.2022	₹ till 30.06.2022	
1	Interest Cast	13,67,90,976.00	2,41,70,778.00	1,57,93,542.00	83,77,236.00
	TOTAL	13,67,90,976.00	2,41,70,77800	1,57,93,542.00	83,77,236.00

Interest Cost is based on discussion with the client which may get revised as per bank Interest rate & Payment Schedule.

### 6.5. Cost of Construction as on 30th September 2022 for (Wing A & B):

Sr. No.	Floor	Construction area as per plan (Sq. ft.)	Completed area (Sq. ft.)	Rate per Sq. ft.	Full Value after completion	Percentage of work completed	Actual Expenditure till date in ₹
1	Basement 1	17,084.73	17,084.73	3,600.00	6,15,05,028.00	60.00%	3,69,03,017.00
2	Basement 2	17,084.73	17,084.73	3,600.00	6,15,05,028.00	60.00%	3,69,03,017.00
3	Ground / Stilt Floor	20,313.93	20,313.93	3,000.00	6,09,41,790.00	50.00%	3,04,70,895.00
4	1st Floor	9,407.41	9,407.41	3,000.00	2,82,22,230.00	60.00%	1,69,33,338.00
5	2nd Floor	9,980.27	4,990.14	3,000.00	2,99,40,810.00	60.00%	1,79,64,486.00
6	3rd Floor	9,980.27	4,990.14	3,000.00	2,99,40,810.00	60.00%	1,79,64,486.00
7	4th Floor	9,980.27	4,990.14	3,000.00	2,99,40,810.00	35.00%	1,04,79,284.00
8	5th Floor	9,980.27	4,990.14	3,000.00	2,99,40,810.00	35.00%	1,04,79,284.00
9	6th Floor	9,980.27	4,990.14	3,000.00	2,99,40,810.00	35.00%	1,04,79,284.00
10	7th Floor	9,980.27	4,990.14	3,000.00	2,99,40,810.00	35.00%	1,04,79,284.00
11	8th Floor	10,056.48	5,028.24	3,000.00	3,01,69,440.00	32.00%	96,54,221.00
12	9th Floor	10,086.08	5,043.04	3,000.00	3,02,58,240.00	28.00%	84,72,307.00
13	10th Floor	10,086.08	5,043.04	3,000.00	3,02,58,240.00	28.00%	84,72,307.00
14	11th Floor	10,086.08	5,043.04	3,000.00	3,02,58,240.00	28.00%	84,72,307.00
15	12th Floor	10,220.74	5,110.37	3,000.00	3,06,62,220.00	25.00%	76,65,555.00
16	13th Floor	10,220.74	5,110.37	3,000.00	3,06,62,220.00	25.00%	76,65,555.00
17	14th Floor	10,220.74	5,110.37	3,000.00	3,06,62,220.00	25.00%	76,65,555.00
18	15th Floor	10,417.18	5,208.59	3,000.00	3,12,51,540.00	25.00%	78,12,885.00
19	16th Floor	10,274.24	5,137.12	3,000.00	3,08,22,720.00	25.00%	77,05,680.00
20	17th Floor	8,176.33	4,088.17	3,000.00	2,45,28,990.00	25.00%	61,32,248.00
21	18th Floor	5,438.29		3,000.00	1,63,14,870.00	0.00%	-
22	19th Floor	4,544.78		3,000.00	1,36,34,340.00	0.00%	-
23	20th Floor	4,588.59		3,000.00	1,37,65,770.00	0.00%	-
24	21st Floor	3,157.83		3,000.00	94,73,490.00	0.00%	-
25	OHT	788.25		3,000.00	23,64,750.00	0.00%	9
26	Fitness	2,792.61		3,000.00	83,77,830.00	0.00%	
27	STP	1,752.70		2,300.00	40,31,210.00	0.00%	-
Tota	I Area	2,46,680.16	1,48,744.09		75,93,15,266.00	36.71%	27,87,74,995.00

Note: Details of work completed is as per site visit dated 13.10.2022 but report is prepared for  $30^{th}$  September quarter 2022.





		Incu	irred Cost (in C	Cr.)	
Particulars	Estimated Cost (in Cr.)	18.10.2022 till 30.09.2022 as per CA	As per Bills up to 30.09.2022	As per Bills up to 30.06.2022	Net as per bills
Land Cost	23.67	24.13	23.87	23.87	-
Land clearance, temporary transit accommodation & overhead cost	18.00	22.11	22.26	20.92	1.34
Construction cost of Building	75.93	34.29	34.89	26.32	8.57
Premium Cost & BMC / FSI/ GOM Charges/ fees/ security Deposits	24.29	17.84	16.99	16.98	-
On- site expenditure for development / Marketing / Advance for Project/ Administrative Cost / Fixed Assets	11.11	10.88	9.94	9.10	0.84
Interest Cost	13.68	2.42	2.42	1.58	0.84
Total	166.98	111.67	110.36	98.77	11.59

Note: As per plinth area, calculation the work completed is up to 36.71% of total work, which comes to ₹27.88 Cr. However, company has incurred cost of ₹34.89 Cr. Which is inclusive of material on site.

# 6.6. Comparison of Cost incurred on dated 30.09.2022 & 30.06.2022

Particulars	As per Bill upto 30.09.2022	As 4th LIE Report Bills upto 30.06.2022	Net	% of net amount
Land Cost	23.87	23.87		0.00%
Land clearance, temporary transit accommodation & overhead cost	22.26	20.92	1.34	27.91%
Construction cost of Building	34.89	26.32	8.57	57.98%
Premium Cost & BMC / FSI/ GOM Charges/ fees/ security Deposits	16.99	16.98	-	0.00%
On- site expenditure for development / Marketing / Advance for Project/ Administrative Cost / Fixed Assets	9.94	9.10	0.84	4.61%
Interest Cost	2.42	1.58	0.84	9.50%
Total	110.36	98.77	11.59	100.00%



# 6.7. % of Fund Utilised till 30th September 2022

Particulars	Project Cost (in Cr.)	Incurred cost as on 30.09.2022	% of Estimated Project Cost	% of Incurred Cost
Land Cost	23.67	23.87	100.84%	14.30%
Land clearance, temporary transit accommodation & overhead cost	18.00	22.26	123.67%	13.33%
Construction cost of Building	75.93	34.89	45.95%	20.89%
Premium Cost & BMC / FSI/ GOM Charges/ fees/ security Deposits	24.29	16.99	69.94%	10.17%
On-site expenditure for development / Marketing / Advance for Project/ Administrative Cost/ Fixed Assets	11.11	9.94	87.11%	5.95%
Interest Cost	13.68	2.42	17.67%	1.45%
Total	166.98	110.36	66.09%	66.09%

Based on above Calculation it is found that Project Cost incurred till 30.09.2022 is Completed 66.09% of the Total Project Cost.

### 7. Means of Finance:

Sr. No.	Particulars	Exp. Cumulative (Cr.)
1.	Equity share capital / Quassi Loan from Promoter	61.20
2.	Sales (Advance from customer)	11.70
3.	Secured loans	35.54
4.	Unsecured loans	0.25
	Total	108.69

The Details of the Means of Finance are provided by Client Officer as on 30.09.2022.

# 8. Mandatory Arrangements:

Sr. No.	Particulars	Status
a.	Rainwater Harvesting	To be executed after RCC Structure
b.	Firefighting System	To be executed after RCC Structure
C.	Solid Waste Management	To be executed after RCC Structure

### 9. Quality of Construction:

Sr. No.	Particulars	Status
a.	Soundness of Structures	N.A. as Construction work is in progress
b.	Look of Structures	N.A. as Construction work is in progress
C.	Quality of Material Used	Good
d.	Safety Measures for Construction/labour	Taken Care by Contractor





#### 10. Schedule V/s. Actual Progress:

Activity	Date of Implementation	Date of Completion	Status
Land			Completed
Development of Land			Completed
Foundation Work			Completed
Basement 1			Completed
Basement 2			Completed
Ground Floor Slab			Slab work is completed
1st Floor Slab	Wing A: 30.04.2022	Wing A: 05.05.2022 Wing B: 12.01.2022	Wing A & B: Slab work is completed
2nd Floor Slab	Wing A: 15.05.2022	Wing B: 28.01.2022	Wing B Slab work is completed
3rd Floor Slab	Wing A: 30.05.2022	Wing B: 11.02.2022	Wing B Slab work is completed
4th Floor Slab	Wing A: 14.06.2022	Wing B: 23.02.2022	Wing B Slab work is completed
5th Floor Slab	Wing A: 29.06.2022	Wing B: 07.03.2022	Wing B Slab work is completed
6th Floor Slab	Wing A: 14.07.2022	Wing B: 19.03.2022	Wing B Slab work is completed
7th Floor Slab	Wing A: 29.07.2022	Wing B: 31.03.2022	Wing B Slab work is completed
8th Floor Slab	Wing A: 13.08.2022 Wing B: 14.04.2022	Wing B: 12.04.2022	Wing B Slab work is completed
9th Floor Slab	Wing A: 28.08.2022 Wing B: 28.04.2022	Wing B: 28.04.2022	Wing B Slab work is completed
10th Floor Slab	Wing A: 12.09.2022 Wing B: 12.05.2022	Wing B: 15.05.2022	Wing B Slab work is completed
11th Floor Slab	Wing A: 27.09.2022 Wing B: 26.05.2022	Wing B: 31.05.2022	Wing B Slab work is completed
12th Floor Slab	Wing A: 12.10.2022 Wing B: 09.06.2022	8/	Wing B Slab work is completed
13th Floor Slab	Wing A: 27.10.2022 Wing B: 25.06.2022	1	Wing B Slab work is completed
14th Floor Slab	Wing A: 11.11.2022 Wing B: 10.07.2022		Wing B Slab work is completed
15th Floor Slab	Wing A: 26.11.2022 Wing B: 26.07.2022	Innovato	Wing B Slab work is completed
16th Floor Slab	Wing A: 11.12.2022 Wing B: 09.08.2022	IIIII V UI E	Wing B Slab work is completed
17th Floor Slab	Wing A: 26.12.2022 Wing B: 25.08.2022		Wing B Slab work is completed
18th Floor Slab	Wing B: 08.09.2022		Wing B Shuttering work is in progress
19th Floor Slab	Wing B: 23.09.2022		
20th Floor Slab	Wing B: 07.10.2022		
21st Floor Slab	Wing B: 21.10.2022		
Block work /Internal Plaster work	01.02.2022		Wing B: 1 <sup>st</sup> to 8 <sup>th</sup> block work is completed
Terrace Parapet wall / Overhead water tank / Lift Machine room / compound wall / External Plaster work			





Activity	Date of Implementation	Date of Completion	Status
Electric Work			
Water Proofing			
Plumbing Work			
Tiling / Marble Flooring			
Door Frames			
Window Installation			
Staircase Flooring			7
Staircase Railing			
Refuge Area Flooring	<i>y</i> 1		× a
Internal Painting	<i>y</i> 1		7.3
External Painting	(	/	Nu
Lift Work		V V	
Fire Fighting Installation	\		\
Stack Parking			1
CP Fitting & Sanitary Work	/		
Final Finishing & Fitting	, \		

# 11. Action initiated to complete the project in time:

#### For Rehab & Sales Building:

Wing A: 2<sup>nd</sup> Floor Slab work is completed.

Wing B: Till 17th floor slab work is completed, 1st to 8th blockwork is completed.

The developers have Major work on themselves only hence (all Manpower (Labour Contractor) and material resources) shall be enhanced by the Developer to meet the TimeLine. Detail periodically progress report needs to be checked for timely completion of project.

Multiple activists to be done for achieving the timely progress & detail periodically bar chart is to be submitted for the further next quarter.

# Comments related to cost overrun if any:

The cost of Rehab cum Sales Building is ₹ 166.98 Cr.

# 13. Balance investment required for completion of project:

We opinion amount of ₹ 56.62 Cr. Will be required to complete the Project.





#### 14. Mandatory Approval Status:

Sr. No.	Particulars	Name of Department	Status	Order Details	
1A	IOD of	Municipal Corporation	Obtained and	CHE/CITY/1110/GN/337/New	dated
	Building	of Greater Mumbai	available at site	07.12.2017	
1B	IOD of	Municipal Corporation	Obtained and	CHE/CITY/1110/GN/337/New	dated
	Building	of Greater Mumbai	available at site	05.09.2019	
1C	Approved	Municipal Corporation	Obtained and	CHE/CITY/1110/GN/337/New	dated
	Plan	of Greater Mumbai	available at site	05.09.2019	
2A	First C.C.	Municipal Corporation	Obtained and	CHE/CTY/1110/G/N/337/NEW/C0	C/1/NEW
		of Greater Mumbai	available at site	dated 07.12.2017.	
2B	Second	Municipal Corporation	Obtained and	CHE / CTY / 1110 / G / N / 337	/ NEW /
	C.C.	of Greater Mumbai	available at site	FCC / 1 / NEW dated 30.12.2021.	This CC
				is issued up to 15th floor of Wing	A & 21st
				floor of Wing B valid upto 20.09.20	022.
2C	Third C.C.	Municipal Corporation	Pending (Plinth Level	CHE / CITY / 1110 / GN / 337 / No	ew
		of Greater Mumbai	to upper floor C.C.)	dated 28.06.2021	
3	Occupancy	Municipal Corporation	Pending (Project is not		
		of Greater Mumbai	completed)		

#### 15. Status Insurance Coverage:

Information not provided by the Client.

#### 16. Assumptions & Remarks:

- The adequacy of Engineering / Structural design is beyond the scope of our assignment.
- Estimated project completion date is 30/12/2023 for Rehab & Sales Building. The cost is certified based on the assumptions that the project will be completed within period. Few assumptions were made regarding inflation & cost rise etc. during construction period.

### For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar St.

B. Chalikwar packet, enable redenestinata c-N Cabe 2023 02 25 12 25 84 +08 30

Auth. Sign

Sharadkumar B. Chalikwar

C.M.D.

Govt. Reg. Valuer Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09





# **About the Project:**

	1. Introduction				
a)	Project Name (With Address & Phone Nos.)	"Aryavrat Project", Proposed Redeveloped of Property on Land Bearing Final Plot No. 240 (part) of TSP -IV of Mahim Division, Palan Sojpal Building "B", S. K. Bole Road, Dadar (West), Mumbai, Pin Code - 400 028, State - Maharashtra, Country – India  Contact Person: Mr. Manish Patel (Mobile No. 8286518638)			
b)	Purpose of Valuation	As per request from State Bank of India, Vashi Turbhe Branch, Navi Mumbai to assess fair market value of the Project for LIE purpose.			
c)	Date of Inspection of Property	13.10.2022			
d)	Date of LIE Report	25.02.2023			
e)	Name of the Developer of Property (in case of developer built properties)				
	2. Physical Characteristics of the	e Property			
a)	Location of the Property	"Aryavrat Project", Proposed Redeveloped of Property on Land Bearing Final Plot No. 240 (part) of TSP -IV of Mahim Division, Palan Sojpal Building "B", S. K. Bole Road, Dadar (West), Mumbai, Pin Code - 400 028, State - Maharashtra, Country – India			
	Brief description of the property	0 / /			
	1. Rehab cum Sales Build	ling			
		ad (part) + Stilt (part) + 1st to 17th upper floors as per approved plan. ad (part) + Stilt (part) + 1st to 21st upper floors as per approved plan.			
	Rehab & Sales Building work is the labour contractor do the Reinforcement work, Masonry, Ir as repairing, joints b/w concrete	given on contract based for labour contract. Developer has grant to work of construction and completion includes Concrete work, nternal Plaster, External Plaster and other miscellaneous work such and masonry surface, etc. Bill must be paid on measurement of requires for construction are provided by the Developer. of finalized till now.			
	PROPOSED DATE OF COMPLETION & FUTURE LIFE:  Expected completion date as per RERA is 30th December 2023.				
	Nearby landmark	Near INOX Mall			
	Postal Address of the Property	"Aryavrat Project", Proposed Redeveloped of Property on Land Bearing Final Plot No. 240 (part) of TSP -IV of Mahim Division, Palan Sojpal Building "B", S. K. Bole Road, Dadar (West), Mumbai, Pin Code - 400 028, State - Maharashtra, Country - India			
	Area of the plot/land (Supported by a plan)	Plot Area: 3145.51 Sq. M.			
	Type of Land: Solid, Rocky,	Solid land			





	The second of the second of the second	d, reclaimed land, ed, Land locked.			
	Independent access/approach to the property etc.		Yes		
		ap Location of the rith a neighborhood	Provided		
	Details of roads abutting the property		90.00 M. wide Ra	90.00 M. wide Rao Bahadur S. K. Bole Road	
	Description property	n of adjoining	Located in Higher Middle-class locality		
	Plot No. Survey No.		Final Plot No. 240 (part) of TSP -IV of Mahim Division		
	Ward/Village/Taluka		TPS IV, Mahim Division		
	Sub-Regis	try/Block	Mumbai – 1		
	District		Mumbai	1	
b)	Boundarie	s of the Plot	/		
-		As p	per Agreement	Actual	
	North	FP No. 227 TPS IV	Mahim Division	C - Wing Palan Sojpal Building	
	South	SK Bole Road		SK Bole Road	
	East	FP No. 239 TPS IV	Mahim Division	A - Wing PalanSojpal Building	
	West	FP No. 242 TPS IV	Mahim Division	Datta Niwas & Gyan Mandir Road	

#### 4. Document Details and Legal Aspects of Property:

- a) Ownership Documents (Building Permission, Commencement Certificate & Status of Plan)
  - Sale Deed, Gift Deed, Lease Deed
  - 1. Copy of Affidavit cum Declaration dated 06.11.2019
  - Copy of Name Fresh Certificate of Incorporation Consequent upon Change of Name dated 08.07.2015 the name of M/s. Chintamani Land and Housing LLP
  - Copy of MHADA NOC No. R / NOC / F- 2316 / 1186 / MBRRB 1 dated 10.02.2015 of M/s. Kumar Housing and Land Development
  - 4. Copy of Memorandum of Understanding for April 2014
  - Copy of LLP Agreement date 11.04.2014 between Kumar Urban Development Ltd. (1st part) AND Kumar Housing Corporation Ltd. (the Second Part) AND KUL Developers Pvt. Ltd. (the 3rd Part) & others
  - Copy of Agreement for Development Registered with Sub Registrar No. BBE 2 / 5770 / 2012 dated 01.08.2012 between Mr. Suresh Chandra alias Kishor Ratanshi Shah, Mr. Indra Kishor Shah & others (the Owners) AND M/s. Kumar Housing and Land Development (the Developers)
  - 7. Copy of Deed of Partnership dated 15.03.2012 M/s. Kumar Urban Development Ltd. (the Party of the First Part) AND M/s. Kumar Housing Corporation Ltd. (the Party of the Second)
  - 8. Copy of Authority Letter dated 01.08.2012
  - 9. Copy of Non-Encumbrances Certificate of M/s. Chintamani Land and Housing LLP dated 05.11.2019
  - 10. Copy of RERA Registration Certificate of Project No. P51900024338 (Tower Wing A & B) issued by Maharashtra Real Estate Regulatory Authority
  - 11. Copy of Title Certificate & Search Report from Adv. S. R. Mishra dated 24.02.2016
  - 12. Copy of CA Certificate dated 07.09.2020 issued by D. J. Shah & Associates Chartered Accountants





- 13.Copy of Commencement Certificate No. CHE / CTY / 1110 / G / N / 337 / NEW / CC / 1 / NEW dated 07.12.2017 issued by Municipal Corporation of Greater Mumbai. This CC is issued upto top of Plinth level as per Zero FSI IOD issued on 05.09.2019
- 14. Copy of IOD No. CHE / CITY / 1110 / GN / 337 / New dated 05.09.2019 issued by Municipal Corporation of Greater Mumbai
- 15. Copy of IOD Certificate No. CHE / CITY / 1110 / GN / 337 / New dated 07.12.2017 issued by Municipal Corporation of Greater Mumbai
- 16.Copy of Plans (Concession Drawing) No. CHE / CITY / 1110 / GN / 337 / New dated 07.07.2020 issued by Municipal Corporation of Greater Mumbai

Wing	Number of Floors
А	2 Basements + Ground (part) + Stilt (part) + 1st to 17th upper floors.
В	2 Basements + Ground (part) + Stilt (part) + 1st to 21st upper floors.

- 17. Copy of Bills till 31.07.2020
- 18. Copy of Bills from 01.08.2020 to 31.12.2021
- 19. Copy of CA Certificate dated 06.01.2022 issued by D. J. Shah & Associates Chartered Accountants
- 20. Copy of 2nd Commencement Certificate No. CHE / CTY / 1110 / G / N / 337 / NEW / FCC / 1 / NEW dated 30.12.2021 issued by Municipal Corporation of Greater Mumbai. This CC is issued up to 02th floor of Wing A & 21st floor of Wing B valid upto 20.09.2022.
- 21. Copy of Approved Plan No. CHE / CITY / 1110 / GN / 337 / New dated 28.06.2021 issued by Municipal Corporation of Greater Mumbai.

Wing	Number of Floors
Α	2 Basements + Ground (part) + Stilt (part) + 1st to 17th upper floors.
В	2 Basements + Ground (part) + Stilt (part) + 1st to 21st upper floors.

- 22. Copy of Bills from 01.01.2022 to 31.03.2022
- 23. Copy of CA Certificate dated 06.04.2022 issued by D. J. Shah & Associates Chartered Accountants
- 24. Copy of Architect Certificate dated 20.03.2022 issued by M/s. Irani Architects.
- 25. Copy of Engineer Certificate dated 06.04.2022 issued by Mr. Chandrakant T. Pandeshwar
- 26. Copy of Bills from 01.04.2022 to 30.06.2022
- 27. Copy of CA Certificate dated 07.07.2022 issued by D. J. Shah & Associates Chartered Accountants
- 28. Copy of Architect Certificate dated 23.06.2022 issued by M/s. Irani Architects.
- 29. Copy of Engineer Certificate dated 06.07.2022 issued by Mr. Chandrakant T. Pandeshwar
- b) Documents verified for present LIE report
  - 1. Copy of Bills from 01.07.2022 to 30.09.2022
  - 2. Copy of CA Certificate dated 18.10.2022 issued by D. J. Shah & Associates Chartered Accountants





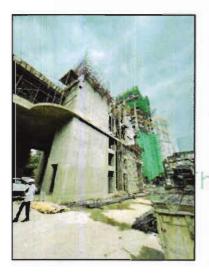
# Actual Site Photographs as on 13.10.2022





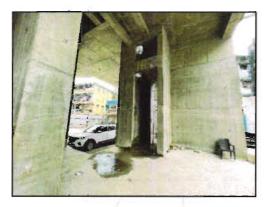












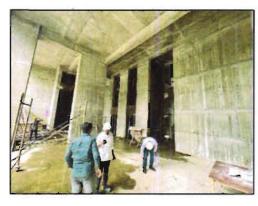












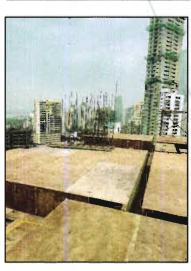




































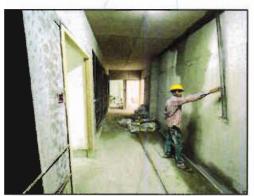






















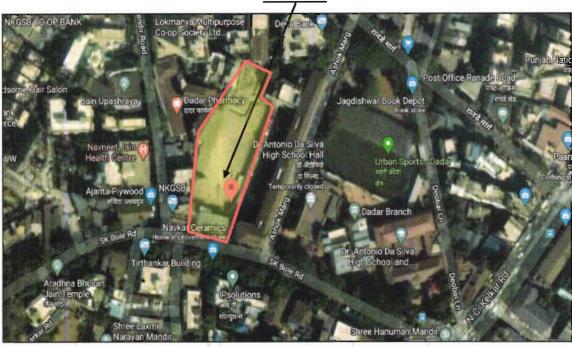






# Route Map of the property

Site u/r





Latitude Longitude: 19°01'13.0"N 72°50'20.3"E

Note: The Blue line shows the route to site from nearest railway station (Dadar Station -500 M.)





# D. J. Shah & Associates Chartered Accountants CHARTERED ACCOUNTANT'S CERTIFICATE AS ON 30 09 2022 (FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT). M/s Chintmani Land & Housing LLP 60/62, Mirca Street, Munitial-400 003 Subject: Certificate for Financial Progress of Work of Project. Assurat having MahaREBA Registration Number P51900024328 being developed by M/s Chintamani Land & Housing LLP This Certificate is being used for RERA Compliance for the Project Aryayrat having MahaRERA Registration Number P5190028338 being deviced by Chintamani Land & Housing LLP and is based on the records and documents produced before me and explanantions provided to me by the management of the Company. Table A - Estimated Cost of the Project Particulars Estimated Cost (Rs.)

(1)		(3)		
. 1	l.		Land Cost:	Part of
			Value of the Land as accertained from the Annual Statement of Hates (ASR)/Acquisition Lost of Land or Development Rights, lease Francium, lease rent and legal cost.	244137.34
		h	Estimated Amount of Premium payable to sistain development rights. PSL additional PSL fungible grea, and any other locative/ consession to deficiency under DOR from Lucai Authority or State Government/UF Administration or any Statebry Authority.	1250,58,90
		t-	Estimated Acquisition cost of TDR (if any)	
		d	Estimated Amoreta psychie to litate Government/IT Administration or competent authority or any other statutiony authority of the lisate or Central Government, towards stamp duty, transfer charges, registration free etc. and	- 10 300
		8.	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of fand owned by public authorities.	
хсчи		£	Under Rehabilitation scheme: (1) Estimated construction cost of return building including site development and infrastructure for the same accentified by Engineer.	
			(ii) Entroded Cost towards clearance of land of all or any enumerous including even of seemed of legal/lingst occupants, used for preveiling transparsy freest accommodation or rest in line of Trainst Accommodation, eventual cost, amount payable to sum deeling interaction and accommodation of some designs the accommodation of some or experience authority or government or concessionality which are not exhaulted and so fall linked printions, fees, thurges and security deposits or maintenance deposits or any amount schatmerous payable to any authorities towards and in prosect of exhabitation (in) Any other cost of chabitation eventually instruction of enhabitation component.	1800.040.00
			Sub-Total of LAND COST	5691,95,64
	11.	_	Development Cost / Cost of Construction of Building	
			Eutomated Cost of Construction as certified by Engineer	7592.54.87
		b.	Cost incurred on admittantal thems not included in estimated cost ( As per Engineer certificate)	
			Estimated Expenditure for development of entire private excluding cost of construction as per () above, i.e. scalar-maximatal fensate overheads, development works, cost of services (including water, electrosity, severage, drainage, layout roads etc.), absorbed test ( attributable to the prepared) of maximaters and equipment including its line and maintenance costs, consummation etc.	11198000
		ě	Estimated Touck, rest, Ires, charges, promiutta, interest str. payable to any statutory Authority	1178.03.87
		•	Interest payable to financial institutions, infludued banks, nein-hanking financial institution (NEPC) or money londers on construction funding or money between for construction.	1123,43,63
			Sub-Total of Development Cost	11004,82,33
			Total Cost of the Project (Estimated) [1(i) + 1(ii)]	16696,77,97

Anna I. Shah & Associates

UDIN: 220417958AFG/86688

C/22, Padmanagar, Sir M. V. Road, Andheri (East.), Mumbai 400 099. M: 9833834286. Email: dhimant1962@gmail.com





		Table B -Actual Cost Incurred on the Project as on 30/09/3022	B.Com. A.C.A.
Sr. No.		Particulars	
			Amount [ Rz]
(1)	_	Land Cost	(3)
-	-	Land Cost:  Value of the Land as ascertained from the Annual Statement of Rates (ASB)/Acquisition Cost of	
		spend or beveryphoent nights, lease Prenduits, lease reed and legisl cost	7412.63.972
	- 6	ascurred Expenditure on Premiums to obtain development rights. FSI. additional FSI. fungition	103.52.727
		area, and any other incentive/ concession in deficiency under DCR from Local Authority or links Government/UT Administration or any Statutory Authority.	
		Disserved Expenditure for Acquisition cost of TDB (if any)	
-	4	Personal and the Control of the Cont	
1		Amounts paid to State Government/UT Administration or competent authority or any other standards withority of the State or Central Government, towards stamp duty, transfer charges,	
		Lend Fremium paid for redeelopment of land owned by public arthursties.	
	-		
	1	Under Rehabilitation scheme:  [i] lacurred Expendictive for construction of rehabilitation. Minimum of (x) or (h) to be	
- 1			
		(a) Gost incurred for construction of renab building including life development and infrastruction for the same as certified by the Engineer.	
		(b) incurred expenditure for construction of reliab building as per the books of exmants as verified by the CA.	1
		(6) Incurred Expenditure towards electronic of land of all or any accomplished to the	27tn.56.67w
		removal of ingal/stegal incapants, cost for providing temporary transit accommodation in read in less of Toutoit Accommodation, overfixed cost, amount just to slam-	2410,23,076
		inverse a consent against the conservation of appropriate authority or singularity of conservation of	
		Diffinanced expenditure towards ASE linked tremtion feet charge and made a	
		maintenance deposit, or any amount relatinever payable to any authorities towards and in prosect of reliabilitation.	
		(Iv) Any other cost including interest incurred on the horrowing done specifically for	273,56212
		construction of estabilitation component	
		Sub-Total of LAND COST	5290,34,887
2	-	Development Cost ( Cost of Costs and	Oraces reen.
		Development Cost of Construction :	P800
	1.	Expenditure for construction Minimum of (a) and (b) to be considered.	
		(a) Construction Cost incurved including size development and infrastructurer for the name an certified by the Engineer	3429,47,176
		AND THE PERSON WHEN AND DESCRIPTION OF THE PERSON OF THE P	
		(b) Actual cost of for construction incurred as per the books of accounts as verded by the CA	
	- 11	Cost incurred on additional inerus out recluded in estimated cost ( As per Engineer Levillicate)	
_	-		
	10.	Insured Expenditure for development of entire project excluding and of construction as per (i) above, i.e. sularies.consultant fees, site overheads, development works, i.i.s. of services (including	1088.45,754
		water, electricity, neversige, drainage, layout roads etc.), absorbed cost   attributable to this project) of machineries and equipment including its hire and maintenance coals, consumables	
		wise. All costs increased to complete the construction of the entire phase of the principal regulated.	
- 0			
	itr	Incurred Expenditure towards Taxes, two, fees, charges, premiums, interest etc payable to any	1118.53.972
		statutory Auditority	
		incurred expenditury newards interest to financial sustitutions, scheduled turbs, too bunking	241,76,778
		financial institution (NSFC) or money leaders on construction funding or money increwed for opastruction.	
		Sub-Total of Development Cost	5876,23,638
		Total Cost of the Project (Actual Incurred as on 30.06.2022) [5+2]	11166.56,517
4		Proportion of the Cost incurred on Land Cost and Construction Cost to the Yotal	6-6 BM%
		Estimated Cest(Table A).	1000
9		Amount which can be withdrawn from the Designated account	11166,56,317
	1		
		Less: Amount withdrawn till date of this certificate from the Designated Account	076,11,513
7	1	Net Amount which can be withdrawn from the Designated Stank Account under this	30290,45,004
		and the same of th	
J. Shah reprietor On 2204 tumbal late : 18/10/3		des (1/2)	10240.45,004





#### D. J. Shah & Associates Chartered Accountants

D.J. Shah

B.Com. A.C.A.

Table C- Statement for calculations of Receivables from the sales of the Real Estate Project 30.09.2022

Extra Area Alloted	to	Extisting	Tenants
--------------------	----	-----------	---------

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount Excluding GST	Balance Receivable Excluding GST
1	8/201	46.67	35,00,000	17,15,000	17.85,000
2	8/202	46.67	35,00,000	3.15,000	31,85,000
3	B/301	46.67	35,00,000	21.00.000	14,00,000
4	B/302	46.67	35.00.000	21,00,000	14,00,000
5	B/401	46.67	35.00.000	21,00,000	14,00,000
6	B/402	46.67	35.00.000	21,00,000	14,00,000
7	B/501	46.67	35,00,000	21,00,000	14,00,000
8	B/502	46.67	35.00.000	21,03,150	13,96,850
9	8/601	46.67	35,00,000	21,03,150	13,96,850
10	B/602	46.67	35,00,000	21,00,000	14,00,000
11	8/701	46.67	35,00,000	21,00,000	14,00,000
12	B/702	46.67	35,00,000	21,00,000	14,00,000
13	B/703	37.28	14,00,000	8.40.000	The second second second
14	B/802	54.92	85,05,000	51,03,000	5,60,000 34,02,000
15	B/901	51.27	52,50,000	38,00,000	The second secon
16	B/902	51.27	35,00,000	21,00,000	14,50,000
17	B/1002	51.27	35,00,000	21,00,000	14,00,000
18	B/1102		The state of the s	The second section is a second	14,00,000
19	B/1201	51.27	52,50,000	25,77,225	26,72,775
20	The Contract of the Contract o	57.16	73,50,000	44,10,000	29,40,000
_	B/1202	57 16	73,50,000	44,10,000	29,40,000
21	B/1301	57.16	73,50,000	44,10,000	29,40,000
22	B/1302	57.16	73,50,000	44,10,000	29,40,000
23	B/1401	57.16	56,00,000	33,60,000	22,40,000
24	B/1402	57.16	56,00,000	33,60,000	22,40,000
25	B/1502	61.49	70,00,000	42,00,000	28,00,000
26	B/1601	57.16	56,00,000	33,60,000	22,40,000
27	B/1602	57.16	56,00,000	33,60,000	22,40,000
28	B/1701	57.16	73,50,000	14,70,000	58,80,000
29	B/1702	57.16	73,50,000	44,10,000	29,40,000
30	B/1703	41.97	17,50,000	10,50,000	7,00,000
31	B/1704	41.95	31,50,000	18,90,000	12,60,000
32	8/1801	57.16	73,50,000	33,70,195	39,79,805
33	8/1802	57.16	36,60,000	17,09,775	19,50,225
34	B/1804	41.95	13,72,500	8,46,530	5,25,970
35	B/1901	57.16	56,00,000	33,60,000	22,40,000
36	B/1902	57.16	73,50,000	44,10,000	29,40,000
37	B/1904	41.95	31,50,000	12,60,000	18,90,000
38	8/1905	37,24	14,00,000	5,60,000	8,40,000
39	8/2001	57.16	73,50,000	39,46,615	44,03,385
40	B/2002	57.16	73,50,000	29,40,000	44,10,000
41	8/2004	41.94	31,50,000	12,60,000	18,90,000
42	8/2104	41.71	17,50,000	10,50,000	7,00,000
43	5/2101	57.16	56,00,000	33,60,000	22.40,000
44	B/2102	- 57.16	73,50,000	44,10,000	29,40,000
45	B/2103 TOTAL B Wing	41.97 2.288.37	31,50,000 2133,87,500	18,90,000 1170,29,640	12,60,000 963,57,860





#### D. J. Shah & Associates

D.J. Shah

Chartered Accountants

B.Com. A.C.A.

Table C- Statement for calculations of Receivables from the sales of the Real Estate Project as

on

#### Unsold Inventory

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate
1	A/201	107.77	381,34,192
2	A/202	148.64	525,98,885
3	A/203	109.16	386,27,306
4	A/301	107.77	381,34,192
5	A/302	148.64	525,98,885
6	A/303	109.16	386,27,306
7	A/401	70.14	248,20,099
8	A/402	148.64	525,98,885
9	A/403	71.53	253,13,213
10	A/501	107.77	381,34,192
11	A/502	148.64	525,98,885
12	A/503	109.16	386,27,306
13	A/601	107.77	381,34,192
14	A/602	148.64	525.98.885
15	A/603	109.16	386,27,306
	A/701	107.77	381.34.192
17	A/702	148.64	525,98,885
	A/703	109.16	386,27,306
	A/801	107.77	381,34,192
	A/802	148.64	525,98,885
	A/803	109.16	386,27,306
	A/1001	107,77	381,34,192
23	A/1002	148.64	525,98,885
24	A/1003	109.16	386,27,306
	A/1401	107.77	381,34,192
	A/1402	148.64	525,98,885
27	A/1403	109.16	386,27,306
	A/1501	107.77	381,34,192
29	A/1502	148.64	525,98,885
	A/1503	109.16	386,27,306
	A/1601	107.77	381,34,192
	A/1602	148.64	525,98,885
	A/1603	109.16	386,27,306
	A/1701	107.77	381,34,192
	Parking		1143,51,144
T	OTAL A Wing	4,053.79	15488,21,366









### D. J. Shah & Associates

D.J. Shah

Chartered Accountants

B.Com. A.C.A.

Table D - Comparison between Balance Cost and receivables as on 30.09.22

Sr. No.	Particulars	Amount
(1)	(2)	(3)
1	Estimated Balance Cost to Complete the Real Estate Project	5530,21,462
	(Difference of Total Estimated Project cost less Cost incurred calculated as per the Form IV )	
2	Balance amount of receivables from sold apartments as per Annexure A to this certificate [as certified by Chartered Accountant as verified from the records and books of Accounts)	963,57,860
3	<ol> <li>Balance Unsold area (to be certified by the Management and to be verified by CA from the records and books of accounts).</li> </ol>	4,054
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Table C to this certificate	15488,21,366
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	16451,79,226
5	Amount to be deposited in Designated Account - 70% or 100%	
	IF 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account	11516,25,458
	IF 4 is lesser than 1, then 100 % of the balance receivables of ongoing project will be deposited in designated Account	





#### D. J. Shah & Associates

D.J. Shah

Chartered Accountants

B.Com. A.C.A.

Table E- Designated Bank Account Details as on 30.09.22

Sr.No	Particulars	Designated Bank Account Details
		Actual Amount till Date (From start of Bank Account to till date)
1	Opening Balance	
2	Deposits	921,69,587
3	Withdrawls	921,69,587
4	Closing Balance	

I hereby certify that required proportion of money as specified in the act, collected from allottees of the Project Unit as indicated in Table C has been deposited in Designated RERA Bank Account. It includes amounts introduced and withdrawn by promoters, etc.

I hereby certify that M/S.Chintamani Land & Housing LLP has utilized the required proportion of money as specified in the act, collected from allottees for this project only for land and construction of this project.

Table F - Means of Finance

Sr.No	Particulars	15.00	Proposed/Estimated (As on the date of the Certificate)(In Rs)	Actual (As on the date of the Certificate)(In Rs)
1	Own Funds Total Borrowed			6119,81,271
2	Funds (Secured) - Drawdown availed till date			3554,04,864
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date			25,00,000
4	Customer Receipts used for Project		17622,08,866	1170,29,640







#### D. J. Shah & Associates

1. Shah

Chartered Accountants

B.Com. A.C.A.

Table G- Any Comments/Observation of CA

1) This certificate is being issued at request of M/s. Chintamani Land & Housing LLP for RERA compliance, without any liability on our part whatsoever, and is based on unaudited books of accounts, the records and documents produced before us and as per explanations provided to us by the management. It is informed that IOD approval/Concession are received upto 15th Floor for Wing A and 21st Floor for Wing B as on date, however, the above working is based on the assumptions that project will have two wings, viz, Wing A proposed to have 17 Floor and Wing B Proposed to have 21 Floor. The estimated Area to be constructed, Costs, Revenue provided by the management, has been relied upon by us being technical matter. Deck Area has been included in RERA Carpet Area as they have been counted in FSI.

Figr D. J. Shah & Associates

D. J. Shah

UDIN: 22041795BAFGJB6688

Mumbal

Date: 18/10/2022

Agreed and Accepted by

For Chintamani Land & Housing LLP

Rin Par su

Partner ( Rajiv Shah ) Mumbai

Date: 18/10/2022



C/22, Padmanagar, Sir M. V. Road, Andheri (East), Mumbai 400 099. M: 9833834286.