#### PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd
Ackruti Star, 1st Floor, 121,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093
GSTIN/UIN: 27AADCV4303R1ZX
State Name: Maharashtra, Code: 27
E-Mail: accounts@vastukala.org
Buyer (Bill to)

SBI SME Backbay Reclamation Branch SME Backbay Reclamation Branch Mittal Court, B - Wing, Ground Floor

Nariman Point, Mumbai – 400 021
GSTIN/UIN : 27AAACS8577K2ZO

State Name

: Maharashtra, Code : 27

Invoice No. Dated PG-563/23-24 12-May-23 **Delivery Note** Mode/Terms of Payment AGAINST REPORT Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. Delivery Note Date 31404 / 2300565 Dispatched through Destination

Terms of Delivery

SI No.	Particulars		HSN/SAC	GST Rate	Amount
1	VETTING CHARGES	CGST SGST	997224	18 %	20,000.00 1,800.00 1,800.00
		Total	/		₹ 23,600.00

Amount Chargeable (in words)

Indian Rupee Twenty Three Thousand Six Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total
		Rate	Amount	Rate	Amount	Tax Amount
997224	20,000.00	9%	1,800.00	9%	1,800.00	3,600.00
Total	20,000.00		1,800.00		1,800.00	3,600.00

Tax Amount (in words): Indian Rupee Three Thousand Six Hundred Only

Remarks:

M/s. Paradise Lifestyles Pvt. Ltd., "Sai World Legend Phase II", Proposed Residential Building on Plot No. 6 (P), 7, 8 Sheet No. 92,93,94 CTS No. 1618, 1619A, 1625, 1626 A, Village - Ulhasnagar 01, Ulhasnagar, Taluka – Ulhasnagar, District – Thane, Pin Code – 421 001, State - Maharashtra, Country - India (Cost Vetting)

Company's PAN

: AADCV4303R

Declaration

NOTE – AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
MSME Registration No. - 27222201137

Company's Bank Details

Bank Name : State Bank of India

A/c No. : **32632562114** 

Branch & IFS Code: MIDC Andheri (E) & SBIN0007074



UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



E. & O.E

CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





# COST VETTING REPORT



# Details of the property under consideration:

Name of Project: "Sai World Legend Phase II"

"Sai World Legend Phase II", Proposed Residential Building on Plot No. 6 (P), 7, 8 Sheet No. 92,93,94 CTS No. 1618, 1619A, 1625, 1626 A, Village - Ulhasnagar 01, Ulhasnagar, Taluka – Ulhasnagar, District – Thane, Pin Code – 421 001, State - Maharashtra, Country - India

Latitude Longitude: 19°01'36.4"N 72°51'34.8"E

# Valuation Done for: State Bank of India SME Backbay Reclamation Branch

Mittal Court, 'B' Wing, Ground Floor, Nariman Point, Mumbai - 400 021, State - Maharashtra, Country – India



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: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Vastu/SBI/Mumbai/05/2023/31404/2300565 12/19-185-PY

Date: 12.05.2023

To,
The Branch Manager,
State Bank of India
SME Backbay Reclamation Branch
Mittal Court, 'B' Wing, Ground Floor, Nariman Point,
Mumbai - 400 021, State - Maharashtra, Country - India

Sub: Cost Vetting for "Sai World Legend Phase II" at Ulhasnagar, Pin Code - 421001

Dear Sir.

In accordance with your Mail as stated above, we enclose our Report on Cost Vetting for "Sai World Legend Phase II", Proposed Residential Building on Plot No. 6 (P), 7, 8 Sheet No. 92,93,94 CTS No. 1618, 1619A, 1625, 1626 A, Village - Ulhasnagar 01, Ulhasnagar, Taluka – Ulhasnagar, District – Thane, Pin Code – 421 001, State - Maharashtra, Country – India.

The project is being developed by M/s. Paradise Lifestyles Pvt. Ltd. Paradise Group began two decades ago with a clear aim of providing a decent and appealing space for all to dwell. Today, after successful projects across Navi Mumbai, they are a highly experienced team of construction experts. Keeping abreast with the latest technology and implementation of world-class techniques is one of the reasons why their structures are not just luxurious design marvels but also a perfect specimen of 'beauty with quality'. They are a group of people who believe that at times what seems the most trivial need leads to the most excellent idea and thus they adhere to all of them. They are humbled by the exhilaration that emerges on the faces of the people they do business with and continually thrive to sustain it. True to its name and with constructions both in residential and commercial, Paradise Group have created our best to make this world a better place to live in.

Sale Building is proposed of Basement + Ground Floor + 1st to 2nd Podium Floor + 3rd to 40th Residential Upper Floors with total RERA carpet area of 3,79,049.00 Sq. Ft. along with Play Area, Swimming Pool, Fitness Centre, Gym and Society Office.





mumbai@vastukala.org

0	ur Pan	In	dia Prese	en	ce at:		
Ŷ	Mumbai	P	Aurongobad	P	Pune	P	Rajkat
9	Thone	9	Manded	P	Indare	P	Raipur
Ŷ	Delhi NCR	9	Mashik	9	Ahmedobod	P	Joipur

Valuation Report Prepared For: SBI/ SME Backbay Reclamation Branch / Sai World Legend Phase II (31404/2300565) Page 2 of 7

In this regard, SME Backbay Reclamation Branch, Mittal Court, 'B' Wing, Ground Floor, Nariman Point, Mumbai - 400 021, has approached Vastukala Consultants (I) Pvt. Ltd. (VCIPL) to conduct a Cost Vetting of the said project.

Our analysis of the cost vetting is enclosed in this report. This Report forms an integral whole and cannot be split in parts. The outcome of the report/ study can only lead to proper conclusions if the Report as a whole is taken into account.

The information used by Vastukala Consultants (I) Pvt. Ltd. (VCIPL) in preparing this report has been obtained from a variety of sources and other relevant documents provided by the client & bank. As agreed, we have performed our cost vetting exercise with the data available related to the business, considering the market prospects and projections. Our results are dependent on documents provided by client & bank, the underlying assumptions, which has been analyzed at a broader level by VCIPL while assessing their reasonableness.

Total Project Cost for the completion of Project will be ₹ 296.73 Cr.

For Vastukala Consultants (I) Pvt. Ltd.

MANOJ BABURAO CHALIKWAR

Digitally signed by MANOJ RABURAO CHALIGIWAN DNICHR, on VASTUKALA CONSULTANTS III PRIVATE EMITTED, our-admin, 23.4.26–98.2266.4had Signey 360.61376.2686.5913.490.45683. doi:10.1016/j.j.co.doi:10.1016/j.j.co.doi.0.1016/j.

Sat 29, miles - 1 a 56e 566 abs. c 9 mith 2 a 55e 81c 93 bd2=33 60 28 20 a 27 b6 25 bd. c m - MANO I BABU CHALKWAR Date 20 23 05 13 09 10 35 + 65°30

Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India) Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Encl: Cost Vetting report.

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# About the Project:

It is an under construction "Sai World Legend Phase II", Proposed Residential Building on Plot No. 6 (P), 7, 8 Sheet No. 92,93,94, CTS No. 1618, 1619A, 1625, 1626 A, Village - Ulhasnagar 01, Ulhasnagar, Taluka – Ulhasnagar, District – Thane, Pin Code – 421 001, State - Maharashtra, Country - India.

# AREA STATEMENT AS PER APPROVED PLAN:

चटई क्षेत्र निर्देशांक	(85/80/2055)		
(सध्याच्या निर			
साई वर्ल्ड लेजेंड उ			
क्षेत्रफळाचे विद्यान		चो.मी.	
लॉटचे क्षेत्रफळ	Z	38434.64	
१२. १९. १८. ३० आणि ३६.०० मो. अंतर्गत रस्ता (१७४३ + ५०७.०९) उत्हासनगर महानगरपालिकेला हस्तांतरित	1	२२५०.१९	
आरक्षण क्र. २ <b>१ द्वा</b> रे बाधित क्षेत्र उल्हासनगर महानगरपालिकेला हस्तांतरित	.11	3875,00	
नव्यळ पूर्वांड क्षेत्र ( Z -1 व 11)	Z.5	२६१५८.६९	
मुलभूत चटई क्षेत्र निर्देशांक (Z२ X १.१)	A	२८७७४.५६	}
(स्त्यासाठी D.R. (२.०५ X I)	В	82.5838	
आरक्षण क. २१ साठी TDR (२.०५ X II)	C	5,809.66	
लागू प्रामियम चटई क्षेत्र निर्देशांक (Z X ०.५०) १५७६७.८३ वापरायचे आहे.	D	१५७६७.८३	
लागू TDR (१.४० X Z-४६१२.८८ व ६४०९.८८) = ३३१२७.१४ वापरण्यासाठी	E	33826.88	
एक्ण बिल्ट अप ( A ते E)	X	27.79	
(अ) ॲन्सेलरी बाणिज्य बापर ८० %(४१७५ ३६	Y	3380,29	48040.84
X ०.८०) (ब) ॲन्सेलरी रहिवासी वापर ६० %(X - ४१७५,3६) X ०.६०		५०७१०,१६	
परवानगी योग्य बिल्टअप (X + Y)	X₹	86.586585	
बिल्टअप क्षेत्र (बिद्यमान व मंजूर) (इमारत क्र. ०१ व ०२)			
तळमजला (वाणिज्य)	मुन्	8794.05	वाणिज्व
तळमजला (रहिचासी)	Hi H	396,06	
पहिला मजला (पार्किंग)		0	
दुसरा मजला		६५१.७८	
उराविक भजला ( ३ - ३६)		43585.58	
सर्व क्लब हाउस (तळघर, तळमजला, पाहित्ना व दुसरा) (३९०४,४८-३९२,३८)		34.55.50	
एकूण बिल्टअप (इमारत क्र. ०१ व ०२)	Y ?	६१९०१.०६	
शिल्लक परवानगीयोग्य बिल्टअप (X १ - Y १) प्रस्तावित बिल्टअप क्षेत्र (इमारत क्र. ०३ व ०४)		2928800	
तळघर बरचा आणि खालचा मजला (रहिवासी)	(प्रस्ताबित बिल्टअप	0,00	
तळमजला (रहिवासी)	इमारत क. ०३ व ०४)	238.88	
पाँकैंग - १ ला मजला (रहिवासी)	1	0,00	
पार्किंग - २ रा मजला (रहिवासी)		0.00	
२ रा मजला (पोडीयम)		0,00	
३ रा मजला	१ ला भजला रहिवासी	2439.78	
४ था मजला	२ रा मजला रहिवासी	8486.58	
५ वा मजला	३ रा मजला रहिवासी	8486.58	
६ वा पजला	४ था मजला रहिवासी	1419.78	
७ वा मजला	५ वा मजला रहिवासी	\$4.86.58	
ं वा मजला	६ वा मजला रहिवासी	१५१९.२४	
९ वा मनला	७ वा मजला रहिवासी	१५१९,२४	
१० वा मनाना	८ वा पजला रहिवासी	8486.58	
११ वा मजला	९ वा मजला रहिवासी	\$486.58	



शिल्लक चर्टई क्षेत्र निर्देशांक (X१-XX)	XXY	22603.88
एकृण बिल्टअप क्षेत्र (मंजूर व विद्यमान) (४१ + ४२)	XX	\$89643.30
एकूण बिल्टअप क्षेत्र (इमारत ०३ व ०४)	YR	40957.78
४० वा मजला	३८ वा भजला रहिवासी	8486.58
१९ वा मजला	३७ वा मजला रहिवासी	8488.38
द वा मजला	३६ वा मजला रहिवासी	\$438.38
७७ वा मजला	३५ वा मजला रहिवासी	3489.28
६ वा मजला	३४ वा मजला रहिवासी	8486.38
	३३ वा मजला रहिवासी	\$489.28
३५ वा मजला	३२ वा मजला रहिवासी	१५१९.२४
३४ वा मजला	३१ वा मजला रहिवासी	8488.38
३३ वा मजला	३० वा भजला रहिवासी	8486.58
३२ वा मजला	२९ वा मजला रहिवासी	\$4.86.58
३१ वा मजला	२८ वा मजला रहिवासी	3488.58
३० था मजला	२७ वा मजला रहिवासी	2426.58
२९ वा मजला	२६ वा भजला रहिवासी	84.88.88
२७ वा मजला २८ वा मजला	२५ वा मजला रहिवासी	\$1456.58
२६ वा मजला २७ वा मजला	२४ वा मजला रहिवासी	84.99.78
२५ वा मजला	२३ या मजला रहियासी	84.88.28
२४ वा मजला	२२ था मजला रहिवासी	१५१९.२४
२३ वा मजला	२१ का भजला रहिवासी	2422.28
२२ वा मजला	२० वा पजला रहिवासी	3436.58
२१ वा मजला	१९ वा मजला रहिवासी	2429.28
२० वा मजला	१८ वा मजला रहिवासी	24.29.28
१९ वा मजला	१७ वा प्रजला रहिवासी	8488.88
१८ वा मजला	१६ वा मजला रहिवासी	2429.28
१७ वा मजला	१५ वा मजला रहिवासी	2426.58
१६ वा मजला	१४ वा मनला रहिवासी	2429.28
१५ वा मजला	१३ वा मजला रहिवासी	8486.58
१४ वा मजला	१२ वा पजला रहिवासी	2426.58
१३ वा मजला	११ वा मजला रहिवासी	8486.58



(प्रकाश एम. मुळे)

प्र. सहाय्यक संचालक नगररचना उल्हासनगर महानगरपालिका







# **Project Cost**

Sr. No.	Particulars	Total Estimated Amount in ₹	Total Estimated Amount in ₹ Cr.
1	Land Cost		
i.	Acquisition Cost of Land or Development Rights, and Legal Cost.	-	-
ii.	Rent to Tenants, Lease premium, Lease Rent, interest cost incurred or payable on Land Cost	-	
iii.	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	29,61,64,252.00	29.62
iv.	Acquisition cost of TDR (if any)		-
2	Cost of Construction		
i.	Estimated construction cost of sale building including site development and infrastructure for the same excluding of GST amount.	197,44,28,344.00	197.44
ii.	On site expenditure for development of entire project excluding cost of construction as per(i) above.		
a.	Architect Fees & Consultant fees	9,87,21,417.00	9.87
b.	Admin Cost includes salaries, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance cost, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	7,89,77,134.00	7.90
C.	Marketing Cost	7,58,09,800.00	7.58
3	Interest during the Project	38,40,00,000.00	38.40
4	Contiguous Cost	5,92,32,850.00	5.92
	GRAND TOTAL:	296,73,33,797.00	296.73

For VASTUKALA CONSULTANTS (I) PVT. LTD

MANOJ BABURAO CHALIKWAR

Auth. Sign.

# Director

# Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India) Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3





Valuation Report Prepared For: SBI/ SME Backbay Reclamation Branch / Sai World Legend Phase II (31404/2300565) Page 6 of 7

# Comments on each element of Cost of Project: -

# 1. Building Cost of Construction for Sale Building:

Construction area Building = 6,80,837.36 Sq. Ft.

Total estimated cost for construction of Building (includes cost of RCC work, manpower, lift, material, painting, finishing work, site development, etc.) is ₹ 197,44,28,344.00 i.e., ₹ 197.44 Cr. which comes ₹ 2,900.00 per Sq. Ft. on construction area for building.

The total construction area is 6,80,837.36 Sq. Ft., projected cost of ₹ 197.44 Cr is 66.54% of total project cost. VCIPL opinion the construction cost of 3,000/- Per Sq. Ft. which is in line with Market-Trend.

### 2. Approval Charges:

The Total Approval Cost (Fungible Cost & Development Cess Premium) is ₹ 29,61,64,252.00 i.e., ₹ 29.62 Cr. which is 15% of total construction cost of Building

### 3. Architect Cost, RCC & Other Professional Charges:

The total Architect charges of ₹ 9,87,21,417.00 i.e., ₹ 9.87 Cr. is 5% of total construction cost of Building & it is line up with Market trend.

The professional charge consists of Architect & Legal which in market is in the range of 3% - 6% of Total Construction cost of the project.

#### 4. Administrative Expenses:

Salaries, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance cost, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered is estimated 4% of total construction cost of Building which comes to ₹ 7,89,77,134.00 i.e., ₹ 7.90 Cr.

The admin charges which in market is in the range of 2% - 4% of Total Project cost of the project.

#### 5. Marketing Expenses:

#### 6. Interest Costs:

The Interest cost for the term loan is ₹ 38,40,00,000.00 i.e., ₹ 38.40 Cr., which is 12.94% of total project cost. As per information provided by the client.

#### 7. Contingency Costs:

The contingency charges estimated at 3% of total cost of construction which comes to ₹ 5,92,32,850.00 i.e., ₹ 5.92 Cr.

#### Observation and Construction: -

Total estimated cost of project i.e., ₹ 296,73,33,796.00 (Rupees Two Hundred Ninety Six Crore Seventy Three Lakh Thirty Three Thousand Seven Hundred Ninety Six Only) i.e. ₹ 296.73 Cr. is fair & reasonable.

The project cost is including land premium payable to concern authorities, Fungible FSI Premium, Cost of Construction of Building, on site expenses including admin & marketing expenses, premiums / charges to be paid to competent authority, etc. we have not independently verified interest cost hence not consider in cost vetting.

Total estimated cost of construction for Building for sanctioned plan up to Ground Floor + 1st to 2th Podium Floor + 3rd to 40th Residential Upper Floors is ₹ 197,44,28,344.00 which is ₹ 2,900.00 per Sq. Ft. on construction





Valuation Report Prepared For: SBI/ SME Backbay Reclamation Branch / Sai World Legend Phase II (31404/2300565) Page 7 of 7 area is 6,80,837.36 Sq. Ft., which is fair & reasonable considering the present status of project, type & quality of construction & specification of the building materials to be used, height of the structure, amenities to be provided in proposed building.

# Assumptions & Remarks-

- The adequacy of Engineering / Structural design is beyond the scope of our assignment.
- Estimated project completion date is 30/12//2029. The cost is certified based on the
  assumptions that the project will be completed within time frame. Few assumptions are made
  regarding inflation & cost rise etc. during construction period.

Photo copy of following document is provided to us & this report should be read along with it:

- ✓ Copy of IOD Approved Plan No. UMP/NRV/S/880/022 dated 18.10.2022 issued by Ulhasnagar Municipal Corporation
  - Approval Up to: Ground Floor + 1st to 2nd Podium Floor + 6th Amenity Floor + 3rd to 40th Residential Upper Floors
- ✓ Copy of CA Certificate dated 15.02.2023 issued by M/s. Rangani & Co.
- Copy of RERA Certificate No. P51700046767 dated 27.03.2023 issued by Maharashtra Real Estate Regulatory Authority (MAHRERA).

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