

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

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

Amount Chargeable (in words) E. & O.E

Indian Rupee Twenty Three Thousand Six Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	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

Rathod
 Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



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



Our Pan India Presence at :

- | | | | |
|-----------|------------|-----------|--------|
| Mumbai | Aurangabad | Pune | Rajkot |
| Thane | Nanded | Indore | Raipur |
| Delhi NCR | Nashik | Ahmedabad | Jaipur |

- 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

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.



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

Regd. Office : 121, 1st Floor, Akruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

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 BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE
LIMITED, ou=admin,
2.5.4.20=962286c4fa135d03a0c73e26865113490c73c13d
41333115279b17a189b672, postalCode=400069,
st=Maharashtra,
serialNumber=1a5ba566ab0c4102b2a55a810e3c1eb11f1
8e2e394e282e29a327b6250c, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.05.13 09:40:35 +05'30'

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.

Think.Innovate.Create

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 (१२/१०/२०२२)		
(सध्याच्या नियमानुसार)		
साई वर्ल्ड लेजेंड उल्हासनगर - ०१		
क्षेत्रफळाचे विधान		चौ.मी.
प्लॉटचे क्षेत्रफळ	Z	३१५३५.६५
१२, १९, १८, ३० आणि ३६.०० मी. अंतर्गत रस्ता (१७४३ + ५०७.०९) उल्हासनगर महानगरपालिकेला हस्तांतरित	I	२२५०.१९
आरक्षण क्र. २१ द्वारे बांधित क्षेत्र उल्हासनगर महानगरपालिकेला हस्तांतरित	II	३१२६.७७
निव्वळ पृष्ठभूमी क्षेत्र (Z - I व II)	Z२	२६१५८.६९
मूलभूत चटई क्षेत्र निर्देशांक (Z२ X १.१)	A	२८७७४.५६
रस्त्यासाठी D.R. (२.०५ X I)	B	४६१२.८९
आरक्षण क्र. २१ साठी TDR (२.०५ X II)	C	६४०९.८८
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	३३१२७.१४
एकूण विल्ट अप (A ते E)	X	८८६९२.२९
(अ) अन्वेषित वाणिज्य वापर ८०% (४१७५.३६ X ०.८०)	Y	३३४०.२९
(ब) अन्वेषित रहिवासी वापर ६०% (४१७५.३६) X ०.६०		५०७२०.१६
परवानगी योग्य विल्ट अप (X + Y)	X१	१४२७४२.७४
विल्ट अप क्षेत्र (विद्यमान व मंजूर) (इमारत क्र. ०१ व ०२)		
तळमजला (वाणिज्य)	मंजूर	४२९५.७६
तळमजला (रहिवासी)		१९८.७८
पार्किंग मजला (पार्किंग)		०
दुसरा मजला		६५१.७८
उपरोक्त मजला (३ - ३६)		५,३२४२.६४
सर्व फ्लोर हाउस (तळमजला, पार्किंग व दुसरा) (३९०४.४८ - ३९२.३८)		३५१२.१०
एकूण विल्ट अप (इमारत क्र. ०१ व ०२)		Y१
शिल्लक परवानगीयोग्य विल्ट अप (X१ - Y१)		८०८४१.६८
प्रस्तावित विल्ट अप क्षेत्र (इमारत क्र. ०३ व ०४)		
तळमजला वरचा आणि खालचा मजला (रहिवासी)	(प्रस्तावित विल्ट अप)	०.००
तळमजला (रहिवासी)	इमारत क्र. ०३ व ०४)	२३१.२२
पार्किंग - १ ला मजला (रहिवासी)		०.००
पार्किंग - २ रा मजला (रहिवासी)		०.००
२ रा मजला (पार्किंग)		०.००
३ रा मजला	१ ला मजला रहिवासी	१५१९.२४
४ था मजला	२ रा मजला रहिवासी	१५१९.२४
५ वा मजला	३ रा मजला रहिवासी	१५१९.२४
६ वा मजला	४ था मजला रहिवासी	१५१९.२४
७ वा मजला	५ वा मजला रहिवासी	१५१९.२४
८ वा मजला	६ वा मजला रहिवासी	१५१९.२४
९ वा मजला	७ वा मजला रहिवासी	१५१९.२४
१० वा मजला	८ वा मजला रहिवासी	१५१९.२४
११ वा मजला	९ वा मजला रहिवासी	१५१९.२४
१२ वा मजला	१० वा मजला रहिवासी	१५१९.२४



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



१३ वा मजला	११ वा मजला रहिवासी	१५१९.२४
१४ वा मजला	१२ वा मजला रहिवासी	१५१९.२४
१५ वा मजला	१३ वा मजला रहिवासी	१५१९.२४
१६ वा मजला	१४ वा मजला रहिवासी	१५१९.२४
१७ वा मजला	१५ वा मजला रहिवासी	१५१९.२४
१८ वा मजला	१६ वा मजला रहिवासी	१५१९.२४
१९ वा मजला	१७ वा मजला रहिवासी	१५१९.२४
२० वा मजला	१८ वा मजला रहिवासी	१५१९.२४
२१ वा मजला	१९ वा मजला रहिवासी	१५१९.२४
२२ वा मजला	२० वा मजला रहिवासी	१५१९.२४
२३ वा मजला	२१ वा मजला रहिवासी	१५१९.२४
२४ वा मजला	२२ वा मजला रहिवासी	१५१९.२४
२५ वा मजला	२३ वा मजला रहिवासी	१५१९.२४
२६ वा मजला	२४ वा मजला रहिवासी	१५१९.२४
२७ वा मजला	२५ वा मजला रहिवासी	१५१९.२४
२८ वा मजला	२६ वा मजला रहिवासी	१५१९.२४
२९ वा मजला	२७ वा मजला रहिवासी	१५१९.२४
३० वा मजला	२८ वा मजला रहिवासी	१५१९.२४
३१ वा मजला	२९ वा मजला रहिवासी	१५१९.२४
३२ वा मजला	३० वा मजला रहिवासी	१५१९.२४
३३ वा मजला	३१ वा मजला रहिवासी	१५१९.२४
३४ वा मजला	३२ वा मजला रहिवासी	१५१९.२४
३५ वा मजला	३३ वा मजला रहिवासी	१५१९.२४
३६ वा मजला	३४ वा मजला रहिवासी	१५१९.२४
३७ वा मजला	३५ वा मजला रहिवासी	१५१९.२४
३८ वा मजला	३६ वा मजला रहिवासी	१५१९.२४
३९ वा मजला	३७ वा मजला रहिवासी	१५१९.२४
४० वा मजला	३८ वा मजला रहिवासी	१५१९.२४
एकूण बिल्टअप क्षेत्र (इमारत ०३ व ०४)	Y२	५७९६२.२४
एकूण बिल्टअप क्षेत्र (मंजूर व विद्यमान) (Y१ + Y२)	XX	११९८६३.३०
शिल्लक चढई क्षेत्र निर्देशांक (X१-XX)	XXV	२२८७९.४४



(Handwritten Signature)

(प्रकाश एम. मूळे)

प्र. सहाय्यक संचालक नगररचना
उल्हासनगर महानगरपालिका



Think.innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



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).

Think.Innovate.Create



Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company www.vastukala.org

