

Salvatore

Conclusion

The objective of the study was to assess techno - economic viability of the proposal of Residential comprising buildings NICCO Residency, Jogeshwari in used development by Neelkamal Realty & Construction LLP.

Vastukala had to evaluate the capability of the company to repay the term loan which they propose in the CIRP process. **Vastukala** has assessed the techno - economic viability of the project based on the data provided by the company and other market information based on primary and secondary research.

While assessing the viability of the project, **Vastukala** considered the following major factors:

- Project specific attributes – both positive and negative.
- The promoter group companies background analysis was not identified in our scope of work
- Appropriate revenue assumptions and projections.
- Reasonable assessment of the Repayment capabilities of Secured loan and unsecured loan.

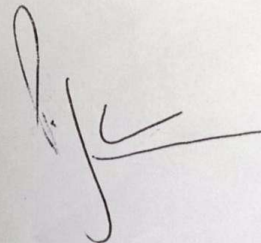
Vastukala believes that the promoters have the financial and technical capability to operate the said project and to market the same successfully. In view of adequate promoter experience, fair market conditions, proper project planning and the ability of the project to service the debt within a reasonable time, the proposal for Real estate project of Neelkamal Realty & Construction LLP in Jogeshwari (East), Mumbai is considered Technically Feasible and Economically Viable.

For Vastukala Consultants (I) Pvt Ltd.

**MANOJ
BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO
CHALIKWAR
DN: cn=IN, o=VASTUKALA CONSULTANTS (I)
PRIVATE LIMITED, ou=admin,
2.5.4.20=9822b6c4fad35dc0346cf39e2686591
34909cfd33441333115279b17a18b5652,
postalCode=400069, st=Maharashtra,
serialNumBIP=41a56a566ab8cc89db2a55a8f
cx3cfe6b1f31bd2e394e28f2e29a327b925bf,
cn=MANOJ BABURAO CHALIKWAR
Date: 2023.06.19 17:15:16 +05'30'

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. IBBI / RV / 07/2018/10366
Reg. No. CAT-I-F-1763
SBI TEV Empanelment No.: SME/TCC/150/5



CA. Prashant Jain
Chartered Accountant
Registered Valuer
Reg. No. IBBI/RV/06/2018/10138



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org

