

WORK PROGRESS REPORT



Details of the property under consideration:

Name of Project: "Sahil Infra"

"Sahil Infra", Proposed Residential cum Commercial Building bearing on Plot No. 03-R.C., Scheme No. 134, Ward No. 37 (Sai Kripa), Nipania, M.R. 10 Road, Gram Khajrana, Tehsil & District - Indore, Pin Code – 452 010, State – Madhya Pradesh, Country – India

Latitude Longitude: 22°44'48.2"N 75°55'25.9"E

Valuation Done for:

Punjab National Bank MID Corporate Centre

2nd Floor, C 21, Business Park, Opp. Raddison Hotel, Indore,
Pin Code - 452001, State – Madhya Pradesh, Country – India



Indore : 106, 1st Floor, Gold Star Tower, 576, M. G. Road, Opp. TI Mall, Indore - 452 001, (M.P.), INDIA
E-mail : indore@vastukala.org, Tel. : +91 7313510884 +91 9926411111

Our Pan India Presence at :

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

 **Regd. Office :** B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org

Valuation Report Prepared For: PNB / MCC Branch / M/s. Sahil Infra (30606/2301440) Page 2 of 8

Vastu/PNB/Indore/07/2023/2364/2301440
06/11-65-PY
Date: 06.07.2023

Work Progress Report

The property bearing "**Sahil Infra**", Proposed Residential cum Commercial Building bearing on Plot No. 03-R.C., Scheme No. 134, Ward No. 37 (Sai Kripa), Nipania, M.R. 10 Road, Gram Khajrana, Tehsil & District - Indore, Pin Code - 452 010, State - Madhya Pradesh, Country - India belongs to **M/s. Sahil Infra**.

Boundaries of the property.

North 20th Road
South Building
East Shalimar Apartment
West Allied Auto Agencies Maurti Authorised Services Station

The project proposed is under construction, which is considered for project approval. Building consists of proposed 2 Basements + Ground Floor + Mezzanine Floor + Parking Floor + 1st to 7th Upper Residential Floors. The work completion stage is as follows:

Sr. No.	Particulars	Final Percentage	Actual Percentage	Remark
1	RCC Footing/Foundation	5.00	5.00	Completed
2	RCC Plinth	5.00	5.00	Completed
3	Full Building RCC	40.00	36.50	Basement 1 & 2, Ground Floor, Mezzanine Floor, Parking Floor, 1 st to 6 th Upper Floor Slab work is completed
4	Internal Brick work	7.00	5.25	Basement 1 & 2, Ground Floor, Mezzanine Floor, Parking Floor & 1 st to 4 th floor Brick work is completed and on 5 th floor work is in progress.
5	External Brickwork	7.00	5.25	
6	Internal plastering	3.50	2.00	Basement 1 & 2, Ground Floor, Mezzanine Floor, Parking Floor & 1 st to 3 rd floor plastering work is completed and on 4 th floor work is in progress
7	External plastering	3.50	2.00	
8	Doors & Windows	5.00		
9	Flooring, Tiling, Kitchen Platform	10.00		
10	Internal painting	1.50		
11	External painting	1.50		
12	Electrification, plumbing & Sanitary installation	5.00		
13	Lift Installation	2.00		
14	Passage, Staircase & Lobby development	2.00		
15	External developments / Final finishing work	2.00		
Total		100.00	61.00	



Indore : 106, 1st Floor, Gold Star Tower, 576, M. G. Road, Opp. TI Mall, Indore - 452 001, (M.P.), INDIA
E-mail : indore@vastukala.org, Tel. : +91 7313510884 +91 9926411111

Our Pan India Presence at :

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

Regd. Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

As per Cost Vetting Report Ref. No. Vastu/SBI/Mumbai/08/2022/26145/42374, 27/14-441-PYM Dated 27.08.2022, Estimate Total Cost of Construction of Building was ₹ 30,13,57,800.00.

As per site inspection dated 30.06.2023 work completion percentage is 61.00% and cost of construction as on date is (₹ 30,13,57,800.00 X 61.00%) = ₹ 18,38,28,258.00

The report of the property is based on the site visit dated 30.06.2023 & documents produced by the concern. Construction work going as per approved plan only. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For Vastukala Consultants (I) Pvt. Ltd.

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
PNB Emp. No. ZO: SAMD:1138



Think.Innovate.Create

Actual Site Photographs

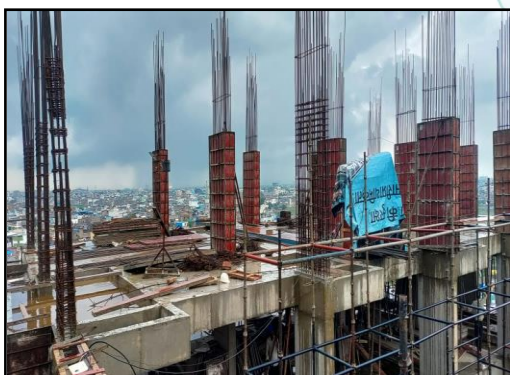


Think Innovate Create

Actual Site Photographs



Actual Site Photographs

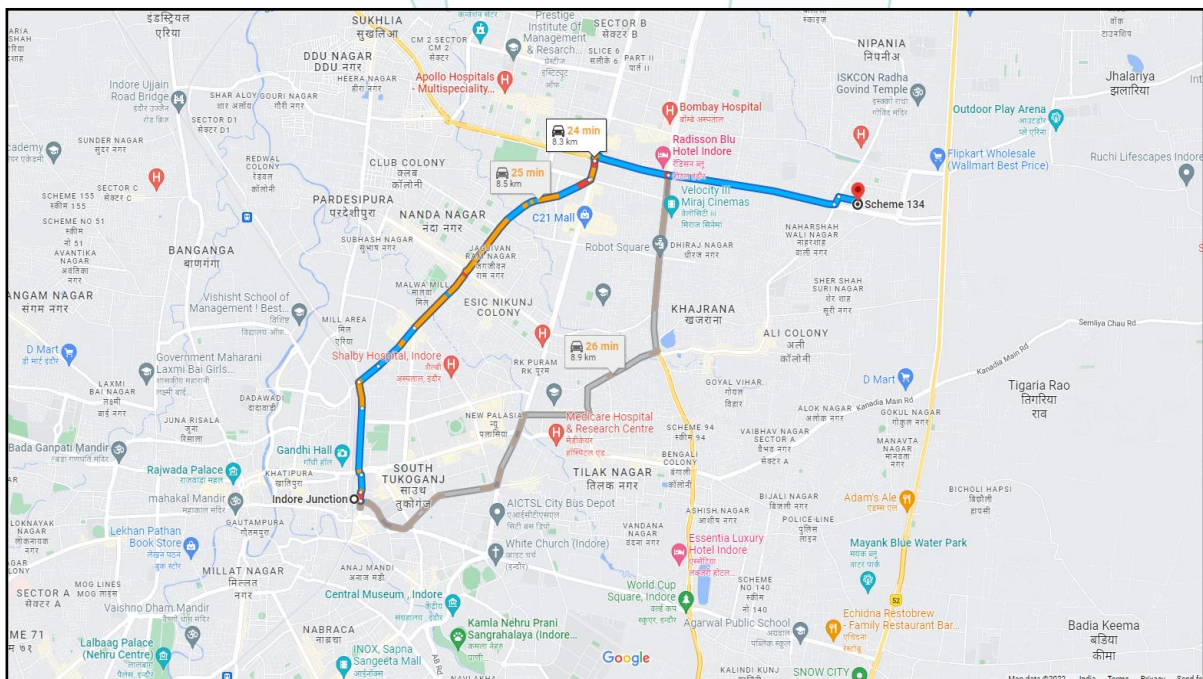


Actual Site Photographs



Route Map of the property

Site u/r



Longitude Latitude - 22°44'48.2"N 75°55'25.9"E

Note: The Blue line shows the route to site from nearest Railway Station (Indore Junction – 8.3 KM.)