

COST VETTING REPORT



Details of the property under consideration:

Name of Project: "UK IONA"

"UK IONA", Proposed SRA Scheme Residential cum Commercial building on Plot bearing C.T.S. No. 165 (PT), 166/A/1(PT) & 169/7/A(PT), New Shyam Nagar, New Balvikas School, Village – Majas, Jogeshwari (East), Mumbai – 400 060, State – Maharashtra, Country – India

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Latitude Longitude: 19°08'06.9"N 72°51'51.6"E

Valuation Done for:
State Bank of India
SME Centre Borivali (West)

SME Centre Borivali (15521) 101, 1st Floor, Landmark Building, S. V. Road, Near Petrol Pump, Borivali (West), Mumbai – 400 092, State – Maharashtra, Country – India.



Our Pan India Presence at :

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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

To,
The Branch Manager,
State Bank of India
SME Centre Borivali (West) Branch,
SME Centre Borivali (15521),
101, 1st Floor, Landmark Building,
S. V. Road, Near Petrol Pump,
Borivali (West), Mumbai – 400 092,
State – Maharashtra, Country – India

Sub: Cost Vetting Report for "UK IONA" at Jogeshwari (East) Mumbai, Pin Code – 400 060.

Dear Sir,

In accordance with your letter of engagement as stated above, we enclose our Report on Cost vetting for "UK IONA", Proposed SRA Scheme Residential cum Commercial building on Plot bearing C.T.S. No. 165 (PT), 166/A/1(PT) & 169/7/A(PT), New Shyam Nagar, New Balvikas School, Village – Majas, Jogeshwari (East), Mumbai – 400 060, State – Maharashtra, Country – India.

Keemaya Build Pvt. Ltd. is a real estate development company in Mumbai. KEEMAYA is a fine amalgamation of experience and vision. A group far reaching vision has at its helm experienced professionals who are leading the company to new heights. Committed to offer the finest, the Group believes in creating tangibles that add value in the lives of the customer in addition to providing living spaces that are planned thoughtfully to create comfort.

M/s. Keemaya Build Pvt. Ltd. is redeveloping an SRA Scheme Residential cum Commercial building on Plot bearing C.T.S. No. 165 (PT), 166/A/1(PT) & 169/7/A(PT), New Shyam Nagar, New Balvikas School, Village – Majas, Jogeshwari (East), Mumbai – 400 060, State – Maharashtra, Country – India. Project is comprising Commercial cum Residential Rehab cum Sale Building.

Residential Rehab Building No. 1 is proposed of Ground Floor + 1st to 20th Upper Residential Floors and Commercial cum Residential Sale Building No. 2 (Wing A, B & C) is proposed of Ground Floor + 1st to 20th Upper Residential Floors with total RERA carpet area of 97,583.00 Sq. Ft. which consists 1 BHK, 2 BHK, 2.5 BHK and Shops units with 237 nos. of Sell flats, 15 nos. of Sell Shops, 115 Tenant Flats, 16 Tenant Shops providing with Fitness Centre, Society Office, & Other Amenities.



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- | | | | |
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- 📍 **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



In this regard, SBI, SME Centre Borivali (West) Branch, SME Centre Borivali (15521) 101, 1st Floor, Landmark Building, S. V. Road, Near Petrol Pump, Borivali (West), Mumbai – 400 092, 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 ₹ 155.25 Cr.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

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

Auth. Sign.

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About the Project:

Proposed SRA Scheme Residential cum Commercial building on Plot bearing C.T.S. No. 165 (PT), 166/A/1(PT) & 169/7/A(PT), New Shyam Nagar, New Balvikas School, Village – Majas, Jogeshwari (East), Mumbai – 400 060. It is about 2.80 Km. travelling distance from Jogeshwari (East) Railway station.

Construction Area as per Approved Plan for Rehab Building

Sr. No.	Floor	FSI Built Up Area in Sq. M.	Free FSI / Premium FSI Area in Sq. M.						Total Construction Area in Sq. M.
			Staircase / Lift / Lobby Area	Refuge Area	Stilt Area	Common Passage	Duct Area	Amenities Area	
1	Ground	117.80	39.86	-	223.86	40.36	-	-	421.88
2	1st	33.85	39.86	-	128.31	91.52	-	128.33	421.87
3	2nd	129.03	39.86	-	-	91.52	-	161.46	421.87
4	3rd	290.50	39.86	-	-	91.52	-	-	421.88
5	4th	290.50	39.86	-	-	91.52	-	-	421.88
6	5th	290.50	39.86	-	-	91.52	-	-	421.88
7	6th	290.50	39.86	-	-	91.52	-	-	421.88
8	7th	290.50	39.86	-	-	91.52	-	-	421.88
9	8th	226.77	39.86	73.87	-	81.38	-	-	421.88
10	9th	290.50	39.86	-	-	91.52	-	-	421.88
11	10th	290.50	39.86	-	-	91.52	-	-	421.88
12	11th	290.50	39.86	-	-	91.52	-	-	421.88
13	12th	290.50	39.86	-	-	91.52	-	-	421.88
14	13th	290.50	39.86	-	-	91.52	-	-	421.88
15	14th	290.50	39.86	73.87	-	81.38	-	-	485.61
16	15th	226.77	39.86	-	-	91.52	-	-	358.15
17	16th	290.50	39.86	-	-	91.52	-	-	421.88
18	17th	290.50	39.86	-	-	91.52	-	-	421.88
19	18th	290.50	39.86	-	-	91.52	-	-	421.88
20	19th	290.50	39.86	-	-	91.52	-	-	421.88
21	20th	226.77	39.86	-	-	91.52	-	-	358.15
22	OHT / LMR	-	39.86	-	-	-	-	-	39.86
Total Area in Sq. M.		5,318.49	876.92	147.74	352.17	1,850.48	-	289.79	8,835.59

Construction Area as per Architect Plan for Sale Building (Wing A, B & C)

Sr. No.	Floor	FSI Built Up Area in Sq. M.	Free FSI / Premium FSI Area in Sq. M.						Total Construction Area in Sq. M.
			Staircase / Lift / Lobby Area	Refuge Area	Stilt Area	Common Passage	Duct Area	Amenities Area	
1	Ground	272.52	87.45	-	-	227.74	5.06	63.62	656.39
2	1st	523.01	87.45	-	-	40.87	5.06	-	656.39
3	2nd	523.01	87.45	-	-	40.87	5.06	-	656.39
4	3rd	523.01	87.45	-	-	40.87	5.06	-	656.39
5	4th	523.01	87.45	-	-	40.87	5.06	-	656.39
6	5th	523.01	87.45	-	-	40.87	5.06	-	656.39
7	6th	523.01	87.45	-	-	40.87	5.06	-	656.39
8	7th	523.01	87.45	-	-	40.87	5.06	-	656.39
9	8th	369.33	87.48	153.65	-	40.87	5.06	-	656.39
10	9th	523.01	87.45	-	-	40.87	5.06	-	656.39
11	10th	523.01	87.45	-	-	40.87	5.06	-	656.39
12	11th	523.01	87.45	-	-	40.87	5.06	-	656.39
13	12th	523.01	87.45	-	-	40.87	5.06	-	656.39
14	13th	523.01	87.45	-	-	40.87	5.06	-	656.39
15	14th	523.01	87.45	-	-	40.87	5.06	-	656.39
16	15th	423.00	87.45	100.01	-	40.87	5.06	-	656.39
17	16th	523.01	87.45	-	-	40.87	5.06	-	656.39
18	17th	523.01	87.45	-	-	40.87	5.06	-	656.39
19	18th	523.01	87.45	-	-	40.87	5.06	-	656.39
20	19th	523.01	87.45	-	-	40.87	5.06	-	656.39
21	20th	303.61	87.45	-	-	40.87	5.06	219.40	656.39
22	OHT / LMR	-	87.45	-	-	-	5.06	-	92.51
Total Area in Sq. M.		10,259.63	1,923.93	253.66	-	1,045.14	111.32	283.02	13,876.70
STACK PARKING Nos.									115.00

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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.	100.00	0.00
ii.	Rent to Tenants, Lease premium, Lease Rent, interest cost incurred or payable on Land Cost	8,28,57,500.00	8.29
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.	33,93,00,000.00	33.93
iv.	Acquisition cost of TDR (if any)	-	-
2	Cost of Construction		
i.	Estimated construction cost of rehab building including site development and infrastructure for the same.	26,24,17,023.00	26.24
ii.	Estimated construction cost of sale building including site development and infrastructure for the same.	51,54,31,100.00	51.54
iii.	On site expenditure for development of entire project excluding cost of construction as per(i) above,		
a.	Architect Fees & Consultant fees	3,88,92,406.00	3.89
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.	3,11,13,925.00	3.11
c.	Marketing Cost	7,31,65,356.00	7.32
3	Interest during the Project	10,00,50,000.00	10.01
4.	Contingency Charges	2,33,35,444.00	2.33
	GRAND TOTAL:	146,65,62,854.00	146.66

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For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

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



Vastukala Consultants (I) Pvt. Ltd.

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Comments on each element of Cost of Project: -

1. Land Cost:

As per Present Ready Reckoner rate the Project Land Value is ₹ 20.31 Cr. considering Land Rate @ ₹ 63,110.00 per Sq. M. & Net Plot Area of 3,217.80 Sq. M.

As per document cost of land & stamp duty cost is ₹ 100.00 i.e., ₹ 0.00 Cr. which is 0.00% of Total Project Cost.

Sr. No.	Agreement Name	Date	Particulars	Total Cost in ₹	Incurred Cost in ₹
1	Developer Agreement	24.06.2012	Stamp Duty	-	-
2			Reg. Fees	100.00	100.00
TOTAL				100.00	100.00

2. Payment Payable to Rehab Tenants (Rent Cost):

Since it is a having some redevelopment flat from the date of shifting of 115 Tenants till handing over their respective new flats as per the Tenant Agreement. Further the rent keeps on increasing as per agreement. The existing Tenants has to be given total rental of ₹ 8,28,57,500.00 i.e., ₹ 8.28 Cr. Builder has paid ₹ 4.74 Cr. which is 5.65 % of Total Project Cost.

Existing Tenants Carpet Area & Rent per month for Flat are as follows:

Sr. No.	Particulars		Units
1	No. of Tenants	115.00	Nos.
2	Rent per Tenants per month	14,500.00	Rupees
3	Rent per Tenants per year	1,74,000.00	Rupees
4	Rent per Year	2,00,10,000.00	Rupees
5	Rent for 4 Years	8,00,40,000.00	Rupees
6	Brokerage per Tenant	14,500.00	Rupees
7	Brokerage cost	16,67,500.00	Rupees
8	Shifting & Other Cost per Tenant	10,000.00	Rupees
9	Shifting & Other Cost	11,50,000.00	Rupees
10	Total Rent Cost	8,28,57,500.00	Rupees

3. Building Cost of Construction for Rehab Building:

Construction Area of Rehab Building = 8,835.59 Sq. M. i.e., 95,106.29 Sq. Ft.

Total estimated cost for construction of Building (includes cost of RCC work, manpower, lift, material, painting, finishing work, site development, etc.) is ₹ 23,85,60,930.00 i.e., ₹ 23.86 Cr. which comes ₹ 27,000.00 per Sq. M. on construction area for building and deep excavation & piling cost is ₹ 2,38,56,093.00 i.e., ₹ 2.39 Cr. which comes 10% of cost of construction.

Hence, total cost of construction (Cost of Construction of Building + Cost of Deep Excavation & Piling Cost) (₹ 23,85,60,930.00 + ₹ 2,38,56,093.00) is ₹ 26,24,17,023.00 i.e., ₹ 26.24Cr.

The total construction area is 8,835.59 Sq. M., projected cost of ₹ 26.24 Cr is 17.89% of total project cost

VC IPL opinion the construction cost of 27,000/- Per Sq. M. which is in line with Market-Trend.

Particulars	Rate per Sq. M.
Excavation Work	1,500.00
Total RCC Work	13,500.00
Final Finishing Work	7,000.00
Other Work	5,000.00
Cost of Construction	27,000.00
Cost of Deep Excavation & Piling Cost	10% of Cost of Construction

4. Building Cost of Construction for Sale Building (Wing A, B & C):

Total Construction area of Sale Building = 13,876.70 Sq. M. i.e., 1,49,368.80 Sq. Ft.

No. of Stack Parking = 115 Nos.

Total estimated cost for construction of Building (includes cost of RCC work, manpower, lift, material, painting, finishing work, site development, etc.) is ₹ 41,63,01,000.00 i.e., ₹ 41.63 Cr. which comes ₹ 30,000.00 per Sq. M. on construction area for building and deep excavation & piling cost is ₹ 4,16,30,100.00 i.e., ₹ 4.16 Cr. which comes 10% of cost of construction and cost for construction of stack car parking is ₹ 5,75,00,000.00 i.e., ₹ 5.75 Cr. which comes ₹ 5,00,000.00 per stack car parking.

Hence, total cost of construction (Cost of Construction of Building + Cost of Deep Excavation & Piling Cost + Cost of Stack Parking) (₹ 41,63,01,000.00 + ₹ 4,16,30,100.00 + ₹ 5,75,00,000.00) is ₹ 51,54,31,100.00 i.e., ₹ 51.54 Cr.

The total construction area is 13,876.70 Sq. M., projected cost of ₹ 51.54 Cr is 35.15% of total project cost

VC IPL opinion the construction cost of 30,000/- Per Sq. M. which is in line with Market-Trend.

Particulars	Rate per Sq. M.
Excavation Work	1,500.00
Total RCC Work	15,000.00
Final Finishing Work	8,000.00
Other Work	5,500.00
Cost of Construction	30,000.00
Cost of Deep Excavation & Piling Cost	10% of Cost of Construction
Stack Car Parking	5,00,000.00 per car parking

5. Approval Charges:

The Total Approval Cost (Fungible Cost & Development Cess Premium & TDR Cost) as per architect letter will be ₹ 33,93,00,000.00 i.e., ₹ 33.93 Cr. which is 23.14% of Total Project Cost. Builder has paid ₹ 4.97 Cr.

As per information provided by developer.

6. Architect Cost, RCC & Other Professional Charges:

The total Architect charges of ₹ 3,88,92,406.00 i.e., ₹ 3.89 Cr. is 5% of total construction cost (Rehab Building & Sale Building) & it is line up with Market trend.

The professional charge consists of Architect & Legal which in market is in the range of 2% - 5% of Total Construction cost of the project.

7. 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 (Rehab Building & Sale Building) which comes to ₹ 3,11,13,925.00 i.e., ₹ 3.11 Cr.

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

8. Marketing Expenses:

Marketing costs directly incurred to complete the construction of the entire phase of the project registered is estimated at 3% of total Sale income from the project which comes to ₹ 7,31,65,356.00 i.e., ₹ 7.32 Cr.

The marketing charge consists of brokerage & commission which in market is in the range of 1% - 3% of Total Sale income of the property.

9. Interest Costs:

The Interest cost for the term loan is ₹ 10,00,50,000.00 i.e., ₹ 10.01 Cr., which is 6.82% of total project cost. As per information provided by the client.

10. Contingency Costs:

The contingency charges estimated at 3% total construction cost (Rehab Building & Sale Building) which comes to ₹ 2,33,35,444.00 i.e., ₹ 2.33 Cr.

Observation and Construction: -

Total estimated cost of project i.e., ₹ 146,65,62,854.00 (Rupees One Hundred Forty Six Crore Sixty Five Lakh Sixty Two Thousand Eight Hundred Fifty Four Only) i.e., ₹ 146.66 Cr. is fair & reasonable.

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

As per present sanctioned building plan, permissible built-up area on the said plot is 7,437.48 Sq. M. The rehab building No. is presently sanctioned for Ground Floor + 1st to 20th Upper Residential Floor and sale building (Wing A) is presently sanctioned for Ground Floor + 1st to 12th Upper Residential Floor & (Wing B & C) is presently sanctioned for Ground Floor + 1st to 14th Upper Residential Floor only. The Developer has submitted the concession drawing plan to the competent authority for utilization of total permissible Built-up area and fungible FSI. The rehab building is presently sanctioned for Ground Floor + 1st to 20th Upper Residential Floor and sale building (Wing A) is presently sanctioned for Ground Floor + 1st to 20th Upper Residential Floor & (Wing B & C) is presently sanctioned for Ground Floor + 1st to 19th Upper Residential Floor only. The proposal seems to be feasible. Estimated cost of entire project is considered.

Total estimated cost of construction of Rehab building is ₹ 23,85,60,930.00 i.e., ₹ 23.86 Cr. which comes ₹ 27,000.00 per Sq. M. on construction area for building and deep excavation & piling cost is ₹ 2,38,56,093.00 i.e., ₹ 2.39 Cr. which comes 10% of cost of construction.

Hence, total cost of construction (Cost of Construction of Building + Cost of Deep Excavation & Piling Cost) (₹ 23,85,60,930.00 + ₹ 2,38,56,093.00) is ₹ 26,24,17,023.00 i.e., ₹ 26.24Cr., 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.

Total estimated cost of construction of Sales building (Wing A, B & C) is ₹ 41,63,01,000.00 i.e., ₹ 41.63 Cr. which comes ₹ 30,000.00 per Sq. M. on construction area for building and deep excavation & piling cost is ₹ 4,16,30,100.00 i.e., ₹ 4.16 Cr. which comes 10% of cost of construction and cost for construction of stack car parking is ₹ 5,75,00,000.00 i.e., ₹ 5.75 Cr. which comes ₹ 5,00,000.00 per stack car parking.

Hence, total cost of construction (Cost of Construction of Building + Cost of Deep Excavation & Piling Cost + Cost of Stack Parking) (₹ 41,63,01,000.00 + ₹ 4,16,30,100.00 + ₹ 5,75,00,000.00) is ₹ 51,54,31,100.00 i.e., ₹ 51.54 Cr., 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 for Wing A & B is 31.12.2026 and for Wing C is 31.12.2027. 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 Sale Agreement / Developer Agreement dated 24.06.2012 between M/s. Praijatak CHSL (The Society) and M/s. Keemaya Build Pvt. Ltd. (The Developers) through Notary.
- ✓ Copy of Annexure II No. J.No.K.AVV/UPV-1/MM/ET/1903/2021 dated 23.07.2021 issued by Maharashtra Housing & Area Development Authority (MHADA)
- ✓ Copy of Letter of Intent (LOI) No. KE/MCGM & MHADA/0001/20171117 dated 21.12.2021 issued by Slum Rehabilitation Authority (SRA).
- ✓ Copy of Intimation of Approval (IOA) Letter No. KE/MCGM & MHADA/0001/20171117/AP dated 15.03.2022 issued by Slum Rehabilitation Authority (SRA).
- ✓ Copy of Approved Plan No. KE/MCGM & MHADA/0001/20171117/AP dated 15.03.2023 issued by Slum Rehabilitation Authority (SRA).

Approved upto:

Rehab Building: Ground Floor + 1st to 20th Upper Residential Floors

Sale Building (Wing A): Ground Floor + 1st to 12th Upper Residential Floors

Sale Building (Wing B & C): Ground Floor + 1st to 14th Upper Residential Floors

- ✓ Copy of CFO Plan No. FB/HRIR-II/84 dated 14.09.2022 issued by Municipal Corporation of Greater Mumbai, Mumbai Fire Brigade.

Approved upto:

Rehab Building: Ground Floor + 1st to 20th Upper Residential Floors

Sale Building (Wing A): Ground Floor + 1st to 20th Upper Residential Floors

Sale Building (Wing B & C): Ground Floor + 1st to 19th Upper Residential Floors

- ✓ Copy of Concession / Architect Plan drawn by M/s. Ellora Project Consultants Pvt. Ltd.

Rehab Building: Ground Floor + 1st to 20th Upper Residential Floors

Sale Building (Wing A): Ground Floor + 1st to 20th Upper Residential Floors

Sale Building (Wing B & C): Ground Floor + 1st to 19th Upper Residential Floors

- ✓ Copy of 1st Commencement Certificate No. KE/MCGM & MHADA/0001/20171117/AP dated 19.10.2022 issued by Slum Rehabilitation Authority (SRA).

(This CC is endorsed for the work for Plinth Level)

- ✓ Copy of 2nd Commencement Certificate No. KE/MCGM & MHADA/0001/20171117/AP/C dated 18.07.2023 issued by Slum Rehabilitation Authority (SRA).

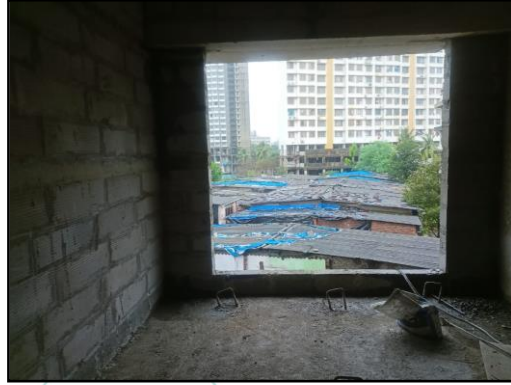
(This CC is endorsed for the work for Rehab Building: Ground Floor + 1st to 19th Upper Floors + 20th (pt) Upper Floor + OHWT + LMR, Sale Building (Wing A): Ground Floor + 1st to 12th Upper Floors & Sale Building (Wing B): Ground Floor + 1st to 14th Upper Floors as per approved plan 15.03.2022)

- ✓ Copy of Height Clearance Certificate No. SNCR/WEST/B/05118/305412 dated 07.06.2018 valid upto 06.06.2026 issued by Airports Authority of India.
- ✓ Copy of CA Certificate (Form 3) for Wing C dated 14.07.2023 issued by M/s. V. M. Tated & Co.
- ✓ Copy of CA Certificate (Form 3) for Wing A & B dated 14.07.2023 issued by M/s. V. M. Tated & Co.
- ✓ Copy of RERA Certificate No. P51800047785 dated 28.11.2023 issued by Maharashtra Real Estate Regulatory Authority for Wing A & B.
- ✓ Copy of RERA Certificate No. P51800051359 dated 08.06.2023 issued by Maharashtra Real Estate Regulatory Authority for Wing C.
- ✓ Copy of DP Remark No. Ch.E/SP342021707111333760 dated 21.07.2021 issued by Municipal Corporation of Greater Mumbai.
- ✓ Copy of Developer Letter for the numbering of Wing B dated 15.12.2023 issued by M/s. Keemaya Build Pvt. Ltd.

Actual Site Photographs



Actual Site Photographs

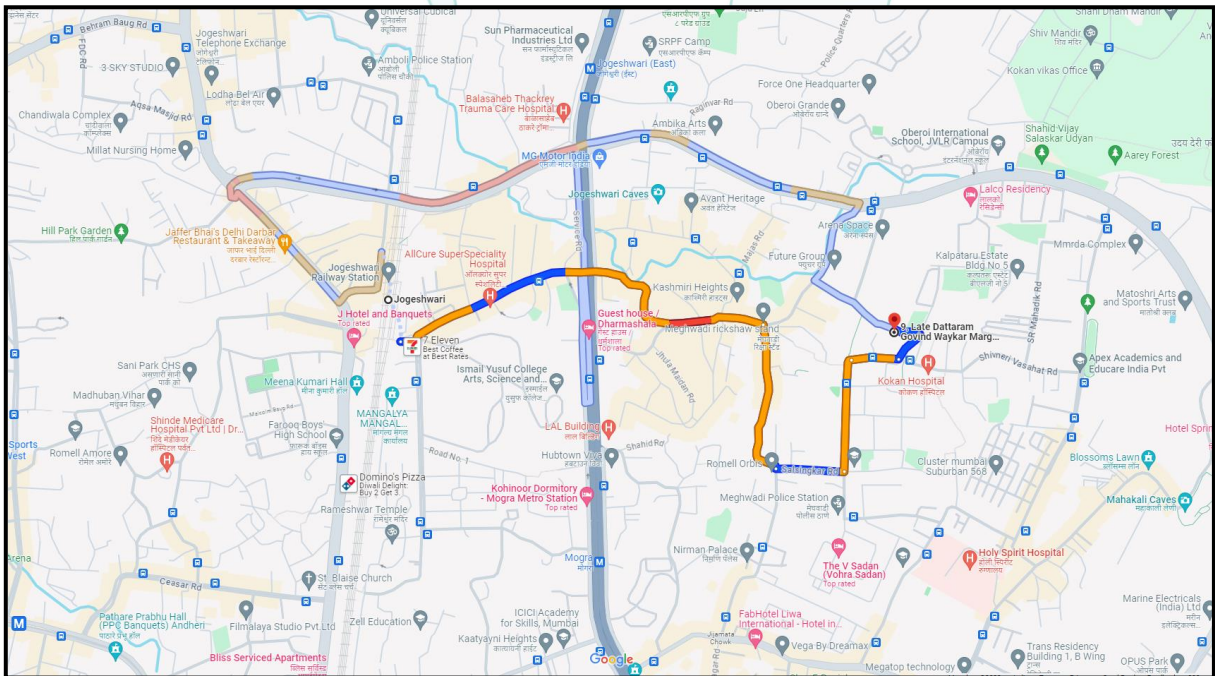


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°08'06.9"N 72°51'51.6"E

Note: The Blue line shows the route to site from nearest railway station (Jogeshwari – 2.80 Km.)