

COST VETTING REPORT



Details of the property under consideration:

Name of Project: "Evana Heights"

"Evana Heights", Proposed Redevelopment of existing building on Plot bearing C. S. No. 93/74(pt) (Plot No. 147 Pt.), C. S. No. 96/74(pt) (Plot no. 138 Pt.), C. S. No. 88/74(pt) & 97/74(pt), (Plot no. 137 Pt.), Supari Baug Estate Scheme No. 31, Dr. Ernest Borges Street, Koli Chawl, Parmar Guruji Marg, Parel – Sewere Division, Parel, Mumbai – 400 012, State – Maharashtra, Country – India

Latitude Longitude: 19°00'01.6"N 72°50'23.3"E

Valuation Done for: **State Bank of India** **Wagle Ind. Est. Branch**

Regional Business Office, Region-II, Wagle Ind. Area, Plot No. B-35, 2nd Floor,
Wagle Circle, Thane (West) - 400 604, State - Maharashtra, Country - India.



Our Pan India Presence at :

 Mumbai	 Aurangabad	 Pune	 Rajkot
 Thane	 Nanded	 Indore	 Raipur
 Delhi INCR	 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

Vastu/SBI/Mumbai/02/2024/6438/2304891
09/11-113-PY
Date: 09.02.2024

To,
The Branch Manager,
State Bank of India
Wagle Ind. Est. Branch
Regional Business Office, Region-II,
Wagle Ind. Area, Plot No. B-35, 2nd Floor,
Wagle Circle, Thane (West) - 400 604,
State - Maharashtra, Country - India.

Sub: Cost Vetting Report for "**Evana Heights**" at Parel, Mumbai, Pin Code – 400 012.

Dear Sir,

In accordance with your letter of engagement as stated above, we enclose our Report on Cost Vetting for "**Evana Heights**", Proposed Redevelopment of existing building on Plot bearing C. S. No. 93/74(pt) (Plot No. 147 Pt.), C. S. No. 96/74(pt) (Plot no. 138 Pt.), C. S. No. 88/74(pt) & 97/74(pt), (Plot no. 137 Pt.), Supari Baug Estate Scheme No. 31, Dr. Ernest Borges Street, Koli Chawl, Parmar Guruji Marg, Parel – Sewere Division, Parel, Mumbai – 400 012, State – Maharashtra, Country – India.

M/s. GBD Infra Project LLP, is proposing redevelopment of existing building on Plot bearing C. S. No. 93/74(pt) (Plot No. 147 Pt.), C. S. No. 96/74(pt) (Plot no. 138 Pt.), C. S. No. 88/74(pt) & 97/74(pt), (Plot no. 137 Pt.), Supari Baug Estate Scheme No. 31, Dr. Ernest Borges Street, Koli Chawl, Parmar Guruji Marg, Parel – Sewere Division, Parel, Mumbai – 400 012, State – Maharashtra, Country – India. Project is comprising Commercial cum Residential of Rehab cum Sale Building.




Commercial cum Residential of Rehab cum Sale Building is proposed of Basement + Ground Floor + 1st to 39th Upper Floors with total RERA carpet area of 91,628.01 Sq. Ft. which consists 1 BHK, 2 BHK and Shops units with 69 nos. of Sell flats, 104 Tenant Flats, 2 Security to Society Flats & 2 Tenant Shops providing with Fitness Centre, Society Office, & Other Amenities. School building of Ground Floor + 1st to 7th Upper Floors.

In this regard, SBI, Wagle Ind. Est. Branch Regional Business Office, Region-II, Wagle Ind. Area, Plot No. B-35, 2nd Floor, Wagle Circle, Thane (West) - 400 604, has approached Vastukala Consultants (I) Pvt. Ltd. (VCIPL) to conduct a Cost Vetting of the said project.



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
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 mumbai@vastukala.org



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 ₹ 112.09 Cr.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai
email=manoj@vastukala.org, c=IN
Date: 2024.02.09 17:07:53 +05'30'

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

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Area Statement as per Concession Drawing Plan

A	AREA STATEMENT	Sq. M.
1	Area of the plot (As per P. R. Card)	1,494.53
1a	Area of the plot on site as per CSLR Plan	1,494.53
2	Deduction for	
a	Road Set back area	402.79
b	Proposed Road	-
c	Any reservation	227.81
d	R. G.	-
e	-% Amenity Space DCPR 58/57 (sub – plot_) other	-
	Total (a to e)	630.60
3	Balance Area of the plot (1 – 2)	863.93
	b) Plot area to be handed over to school	185.73
4	Deduction for 15% recreational ground / 10% amenity (space if deductible for incl.)	-
5	Net Area of Plot	863.93
6	Additions for Floor Space Index	
a	100% for DP Road	
b	100% for Set – back	402.79
c	100% Any reservations	227.81
	100% RG	-
7	Total Area (5 + 6)	1,494.53
8	Floor Space Index Permissible	-
9	9 (a) Floor space index credit available by development rights (restricted to - % of the balance area vide 3 above) (DRC No. _)	-
	Additions for Floor Space Index	-
	9 (b) 33% as per DCPR 32	
	9 (c) % as per DCPR 33	
	9 (d) Other	
10	Permissible Built – Up Area	
	E) Rehab Component	3,501.75
	Additional 15% Area of rehab component as per DCPR 33(7)(5)(a) of DCPR 2034	525.26
	Total Rehab Component	4,026.98
	F) Sale Component	4,026.98
	G) Sale Component (as per Rev. LOI Dt. 29-09-2022)	426.98
	Total Sale Component	8,480.32
	H) School Area to be handed over to MCGM (as per Rev. LOI 29-09-2022)	836.00
	Total Permissible Built – up Area (A + B + C)	8,480.32
11	Existing Floor Area	-
12	Proposed Built – up area – Rehab Component	4,026.98
	Proposed Built – up area – Sale Component	4,453.34
13	Excess balcony area taken in Floor Space Index	-
	C) Purely Residential Built – up Area	-
	D) Remaining Non – residential Built-up Area	-
14	Total Built up Proposed (11 + 12 + 13)	8,480.32
15	FSI consumed on net holding = 14/5	10.69
B	Details of FSI available as per DCPR 33 (7)	DCPR 2034

A	AREA STATEMENT	Sq. M.			
		Permissible		Proposed	
		Rehab	Sale	Rehab	Sale
1	Fungible built – up area component proposed vide DCPR 33 (7) for purely residential = or < (12 – 14A X 1.35)	1,400.47	1,558.68	1,335.76	1,555.82
2	Fungible built – up area component proposed vide DCPR 33 (7) for purely non - residential = or < (14B X 0.20)	8.98	-	8.96	-
3	Total fungible built – up area vides DCPR 33(7) = (B1 + B2)		2,968.13		2,900.54
4	Total Gross Built – up Area proposed		11,448.45		11,381.28
C	Tenement Statement				
i	Proposed Area (item 12 above)				4,026.98
ii	Less Deduction of Non – Residential area (Shop, etc.)				-
iii	Area available for tenements (i – ii)				4,026.98
iv	Tenements permissible (Density of tenements / hectare)				
v	Tenements proposed				200 + 3 = 203
vi	Tenements existing / Total tenements on the plot				104 + 2 = 106
	Total Tenements on the plot				
D	Parking Statement				
i	Parking required by regulations for				134
	Car / Scooter / Motor cycle				
	Outsiders (visitors)				
ii	Parking Permissible				128
iii	Parking Proposed				128

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Construction Area as per Approved Plan for Rehab cum Sale Building

Sr. No.	Floor	Built Up Area in Sq. M.	Staircase Area in Sq. M.	Other Area in Sq. M.	Total Construction Area in Sq. M.
1	Basement Floor	103.00	118.76	-	221.76
2	Ground Floor	97.50	142.68	-	240.18
3	1st Floor	102.97	127.20	-	230.17
4	2nd Floor	102.97	83.99	-	186.96
5	3rd Floor	102.97	111.36	-	214.33
6	4th Floor	169.06	83.99	-	253.05
7	5th Floor	153.91	111.36	-	265.27
8	6th Floor	153.91	111.36	-	265.27
9	7th Floor	102.69	111.36	-	214.05
10	8th Floor	153.91	111.36	-	265.27
11	9th Floor	153.91	111.36	-	265.27
12	10th Floor	156.24	120.91	-	277.15
13	11th Floor	156.24	120.91	-	277.15
14	12th Floor	156.24	120.91	-	277.15
15	13th Floor	156.24	120.91	-	277.15
16	14th Floor	102.69	146.79	-	249.48
17	15th Floor	262.02	142.66	-	404.68
18	16th Floor	403.89	142.66	-	546.55
19	17th Floor	403.89	142.66	-	546.55
20	18th Floor	403.89	142.66	-	546.55
21	19th Floor	403.89	142.66	-	546.55
22	20th Floor	403.89	142.66	-	546.55
23	21st Floor	293.55	142.66	-	436.21
24	22nd Floor	403.89	142.66	-	546.55
25	23rd Floor	403.89	142.66	-	546.55
26	24th Floor	403.89	142.66	-	546.55
27	25th Floor	403.89	142.66	-	546.55
28	26th Floor	403.89	142.66	-	546.55
29	27th Floor	403.89	142.66	-	546.55
30	28th Floor	293.55	142.66	-	436.21
31	29th Floor	403.89	142.66	-	546.55
32	30th Floor	403.89	142.66	-	546.55
33	31st Floor	403.89	142.66	-	546.55
34	32nd Floor	403.89	142.66	-	546.55
35	33rd Floor	226.64	142.66	-	369.30
36	34th Floor	153.91	93.54	-	247.45
37	35th Floor	102.69	93.54	-	196.23
38	36th Floor	153.91	93.54	-	247.45
39	37th Floor	153.91	93.54	-	247.45
40	38th Floor	153.91	93.54	-	247.45
41	39th Floor	-	80.48	-	80.48
42	Society Office	-	-	23.10	23.10
43	Fitness Center	-	-	225.96	225.96
44	Refuge Area (7th, 14th, 21st & 28th Floor)	-	-	416.27	416.27
45	Terrace / OHT / LMR / UG Tank	-	-	447.36	447.36



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Sr. No.	Floor	Built Up Area in Sq. M.	Staircase Area in Sq. M.	Other Area in Sq. M.	Total Construction Area in Sq. M.
46	Parking & Car Parking Service Platform	-		472.96	472.96
47	School Building (Ground + 1st to 7th Floor)	868.96	286.61	-	1,155.57
TOTAL		10,845.85	5,400.54	1,585.65	17,832.04



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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.	-	-
ii.	Rent to Tenants, Lease premium, Lease Rent, interest cost incurred or payable on Land Cost	19,53,43,554.00	19.53
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.	9,40,49,443.00	9.40
iv.	Acquisition cost of TDR (if any)	-	-
2	Cost of Construction		
i.	Estimated construction cost of rehab cum sale building including site development and infrastructure for the same.	65,24,57,320.00	65.25
ii.	On site expenditure for development of entire project excluding cost of construction as per(i) above,		
a.	Architect Fees & Consultant fees	1,30,49,146.00	1.30
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.	3,26,22,866.00	3.26
c.	Marketing Cost	5,03,02,153.00	5.03
3	Interest during the Project	8,31,00,000.00	8.31
4.	Contingency Charges	-	-
	GRAND TOTAL:	112,09,24,482.00	112.09

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.02.09 16:46:28 +05'30'

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



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4. Approval Charges:

The Total Approval Cost (Fungible Cost & Development Cess Premium & TDR Cost) as per architect letter will be ₹ 9,40,49,443.00 i.e., ₹ 9.40 Cr. which is 8.39% of Total Project Cost. Builder has paid ₹ 5.66 Cr.

Sr.	Particulars	Total Cost in ₹	Incurred Cost in ₹
1	Administration Charges for Bldg. & Other Worker Cess	29,880.00	29,880.00
2	Cess Charges	66,80,010.00	66,80,010.00
3	CFO NOC & Fire Service Fees	9,38,780.00	9,38,780.00
4	CFO NOC & Fire Service Fees	3,62,080.00	3,62,080.00
5	CFO NOC & Fire Service Fees	20,000.00	20,000.00
6	CFO NOC & Fire Service Fees	29,250.00	29,250.00
7	CFO NOC & Fire Service Fees	9,010.00	9,010.00
8	CFO NOC & Fire Service Fees	1,04,040.00	1,04,040.00
9	Compensation Charges	5,46,770.00	5,46,770.00
10	Construction Worker Welfare Cess	29,57,270.00	29,57,270.00
11	Development Charges	1,61,46,100.00	1,61,46,100.00
12	Extra Sewerages Charges	47,58,800.00	47,58,800.00
13	Revalidation Fees	61,05,000.00	61,05,000.00
14	Property Tax	41,22,803.00	41,22,803.00
15	Scrutiny Fees	21,72,379.00	21,72,379.00
16	Scrutiny Fees	29,98,100.00	29,98,100.00
17	Development Charges	66,80,100.00	66,80,100.00
18	Debris Removal Charges	45,000.00	45,000.00
19	IOD Deposit	1,23,300.00	1,23,300.00
20	Staircase & Lift Premium Charges	1,33,700.00	1,33,700.00
21	Hydraulic Engineering	13,280.00	13,280.00
22	PCO NOC	45,000.00	45,000.00
23	Scrutiny Fees	10,116.00	10,116.00
24	Dewatering Charges	20,000.00	20,000.00
25	Royalties and Fees	41,300.00	41,300.00
26	Royalties and Fees	15,05,000.00	15,05,000.00
27	Scrutiny Fees	30,250.00	30,250.00
28	Open Deficiency Premium	50,69,235.00	-
29	Inadequate Size of AVS	10,50,452.00	-
30	Inadequate width of Staircase for School	1,17,883.00	-
31	Fire Evacuation Life & Lift Lobby	13,92,126.00	-
32	Development Charges (Building Component)	1,43,77,589.00	-
33	Additional Development Cess	89,06,680.00	-
34	Additional Parking Charges	65,08,160.00	-
Total		9,40,49,443.00	5,66,27,318.00

As per information & challan provided by developer.

5. Architect Cost, RCC & Other Professional Charges:

The total Architect charges of ₹ 1,30,49,146.00 i.e., ₹ 1.30 Cr. is 2.0% of total construction cost building & it is on lower side because developer have their inhouse team for professional work.

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

6. 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 5% of total construction cost Building which comes to ₹ 3,26,22,866.00 i.e., ₹ 3.26 Cr.

The admin charges which in market is in the range of 3% - 5% of Total Construction cost of the project.

7. 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 ₹ 5,03,02,153.00 i.e., ₹ 5.03 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.

8. Interest Costs:

The Interest cost for the term loan is ₹ 8,31,00,000.00 i.e., ₹ 8.31 Cr., which is 7.41% of total project cost. As per information provided by the client.

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Observation and Construction: -

Total estimated cost of project i.e., ₹ 112,09,24,482.00 (Rupees One Hundred Twelve Crore Nine Lakh Twenty – Four Thousand Four Hundred Eighty – Two Only) i.e., ₹ 112.09 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 9,874.81 Sq. M. The rehab cum sale building is presently approved for Basement + Ground Floor + 1st to 37th Upper Floors and School building is presently approved for Ground Floor + 1st to 7th Floors 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 cum sale building is presently sanctioned for Basement + Ground Floor + 1st to 39th Upper Floors and School building is presently approved for Ground Floor + 1st to 7th Floors only. Estimated cost of entire project of 39th upper floors for rehab cum sale buildings & 7th floors for school buildings are considered.

Total estimated cost of construction of Rehab cum Sales building is ₹ 53,49,61,200.00 i.e., ₹ 53.50 Cr. which comes ₹ 30,000.00 per Sq. M. on construction area for building, cost for deep excavation & shore piling is ₹ 5,34,96,120.00 i.e., ₹ 5.35 Cr. which comes 10% of cost of construction of building and cost for stack parking is ₹ 6,40,00,000.00 i.e., ₹ 6.40 Cr. which comes ₹ 5,00,000.00 per stack parking. Hence, total construction cost (Cost of construction of building + Cost of deep excavation & shore piling + Cost of stack parking) (₹ 53,49,61,200.00 + ₹ 5,34,96,120.00 + ₹ 6,40,00,000.00) = ₹ 65,24,57,320.00 i.e., ₹ 65.25 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 is 30/09/2028. 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 Redeveloper Agreement dated 29.01.2022 between M/s. Shree Mahapurush Co-operative Housing Society Ltd. (The Society) and M/s. GBD Infra Project LLP (The Developers) through Notary Agreement.
- ✓ Copy of Developer Agreement dated 09.11.2009 between M/s. Shree Mahapurush Co-operative Housing Society Ltd. (The Society) and M/s. Shivam Developers Pvt. Ltd. (The Developers) through Notary Agreement.
- ✓ Copy of Irrevocable Power of Attorney through notary dated 29.01.2022, M/s. Shree Mahapurush Co-operative Housing Society Ltd. (The Society) and M/s. GBD Infra Project LLP (The Developers).
- ✓ Copy of Final Offer Letter dated 03.12.2021 issued by M/s. GBD Infra Project LLP.
- ✓ Copy of DP Remark Report NO. Ch.E/DP/34202205111390929 D. P. Rev. dt. Refer Inward Number: F/S/2022/111390940 dated 06.05.2022 issued by Municipal Corporation of Greater Mumbai (MCGM).
- ✓ Copy of Intimation of Approval (IOA) Letter No. P-11105/2022/(93/74(pt) And Other)/F/South/PAREL-SEWERI/IOD/1/New dated 01.02.2023 issued by Municipal Corporation of Greater Mumbai (MCGM).
- ✓ Copy of Revised Letter of Intent (LOI) NO. AC/Estates/10167/A.E.(Imp)-I dated 29.09.2022 Municipal Corporation of Greater Mumbai (MCGM).
- ✓ Copy of Approved Plan No. P-11105/2022/(93/74(pt)AndOther)/F/South/Parel-Seweri dated 01.02.2023 issued by Municipal Corporation of Greater Mumbai (MCGM).

Approved upto: Basement + Ground Floor + 1st to 37th Upper Floors

- ✓ Copy of Building Concession Plan No. P-11105/2022/(93/74(pt)AndOther)/F/South/Parel-Seweri dated 16.12.2022 issued by Municipal Corporation of Greater Mumbai (MCGM).

Sanctioned Upto: Basement + Ground Floor + 1st to 39th Upper Floors

- ✓ Copy of 1st Commencement Certificate No. P-11105/2022/(93/74(pt)AndOther)/F/South/Parel-Seweri/CC/1/New dated 15.06.2023 valid upto 14.06.2024 issued by Municipal Corporation of Greater Mumbai (MCGM).

(This CC is granted up to Plinth level as per approved IOD dated 01.02.2023)

- ✓ Copy of Fire NOC Certificate dated 25.11.2022 issued Municipal Corporation of Greater Mumbai, Mumbai Fire Brigade.
- ✓ Copy of Municipal Architect NOC Certificate No. Ch.E/M.A/1040/I dated 23.08.2022 issued by Municipal Corporation of Greater Mumbai (MCGM), Municipal Architect Department.
- ✓ Copy of Geotechnical Investigation Report dated May 2022 issued by M/s. Kamlesh Pazare Consultant – Geotechnique.
- ✓ Copy of CA Certificate dated 07.02.2024 issued by M/s. N P Shetty & Co.
- ✓ Copy of Construction Area Statement Letter No. Ref:M&A/545/2023-2024 dated 07.12.2023 issued by M/s. Mhatre & Associates.
- ✓ Copy of RERA Certificate No. P51900053438 dated 31.10.2023 issued by Maharashtra Real Estate Regulatory Authority (MAHRERA).
- ✓ Copy of Legal Title Report dated 07.10.2023 issued by Khandeparkar & Associates.
- ✓ Copy of Property Tax Bill Clearance Certificate No. AAC/FS/TCC/844/2023-2024 dated 19.06.2023 issued by Bhrihan Mumbai Mahanagarpalika.
- ✓ Copy of Tree NOC Certificate No. FS/000901/SWA dated 18.04.2023 issued by Municipal Corporation of Greater Mumbai, Tree Department.

Actual Site Photographs



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