

# COST VETTING REPORT



## Details of the property under consideration:

### **Name of Project: "Sheetal Ekta"**

"Sheetal Ekta", Proposed Redevelopment of existing building No. 18 – A & B, known as Dindoshi Ekta CHSL on Plot bearing S. No. 31 & 39, CTS. No. 110(pt.) & 146 (pt.), Shivdham Complex, Gen. A. K. Vaidya Marg, Village – Dindoshi, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India

Think.Innovate.Create

Latitude Longitude: 19°10'32.1"N 72°51'40.3"E

### Valuation Done for:

### **State Bank of India**

### **SME Chembur Branch**

Unit No. 11, Building No. 11, Ground Floor, Corporate Park, Sion Trombay Road,  
Chembur, Mumbai, Pin Code – 400 071, State - Maharashtra, Country – India.



#### **Our Pan India Presence at :**

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



Vastu/SBI/Mumbai/12/2023/5368/2304028  
18/11-257-PY  
Date: 18.09.2023

To,  
**The Branch Manager,  
State Bank of India  
SME Chembur Branch**  
Unit No. 11, Building No. 11,  
Ground Floor, Corporate Park,  
Sion Trombay Road, Chembur,  
Mumbai, Pin Code – 400 071,  
State - Maharashtra, Country – India.

**Sub:** Cost Vetting Report for "**Sheetal Ekta**" at Malad (East) Mumbai, Pin Code – 400 097.

**Ref:** As per your mail dated 01.12.2023

Dear Sir,

In accordance with your letter of engagement as stated above, we enclose our Report on Cost Vetting for "**Sheetal Ekta**", Proposed Redevelopment of existing building No. 18 – A & B, known as Dindoshi Ekta CHSL on Plot bearing S. No. 31 & 39, CTS. No. 110(pt.) & 146 (pt.), Shivdham Complex, Gen. A. K. Vaidya Marg, Village – Dindoshi, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India.

M/s. DGS Township Pvt. Ltd., making a difference requires consistent effort and a commitment to quality. DGS Group have been committed to constructing architectural landmarks that redefine the Mumbai skyline. Over the years, they have garnered a reputation for delivering exceptional properties and world-class infrastructure, with an enhanced focus on affordable housing and sustainable growth. Their dedication to innovation, integrity, and quality shows in every project they undertake. From conception to completion, they develop each of their unique projects with passion, creativity, and expertise. They strive to add to the alluring landscape of the thriving city of dreams, Mumbai. When looking to construct an enduring, excellent structure, trusting the skills and efficiency of the DGS team.

M/s. DGS Township Pvt. Ltd. is proposing redevelopment of existing building No. 18 – A & B, known as Dindoshi Ekta CHSL on Plot bearing S. No. 31 & 39, CTS. No. 110(pt.) & 146 (pt.), Shivdham Complex, Gen. A. K. Vaidya Marg, Village – Dindoshi, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India. Project is comprising Commercial cum Residential of Rehab cum Sale Building.



**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

Commercial cum Residential of Rehab cum Sale Building is proposed of Basement + Ground Floor + 1<sup>st</sup> to 33<sup>rd</sup> Upper Floors with total RERA carpet area of 92,490.42 Sq. Ft. which consists 2 BHK, Offices and Shops units with 73 nos. of Sell flats, 48 Tenant Flats, 4 Security to Society Flats, 4 Sell Offices, 9 Tenant Offices & 4 Tenant Shops providing with Fitness Centre, Society Office, & Other Amenities.

In this regard, SBI, SME Chembur Branch, Unit No. 11, Building No. 11, Ground Floor, Corporate Park, Sion Trombay Road, Chembur, Mumbai, Pin Code – 400 071, 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 ₹ 116.48 Cr.

For Vastukala Consultants (I) Pvt. Ltd.

**Manoj  
Chalikwar**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2023.12.18 14:10:12 +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



**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001:2015 Certified Company

[www.vastukala.org](http://www.vastukala.org)





**About the Project:**

Proposed Redevelopment of existing building No. 18 – A & B, known as Dindoshi Ekta CHSL on Plot bearing S. No. 31 & 39, CTS. No. 110(pt.) & 146 (pt.), Shivdham Complex, Gen. A. K. Vaidya Marg, Village – Dindoshi, Malad (East), Mumbai – 400 097. It is about 2.60 Km. travelling distance from Malad (East) Railway station.

**Area Statement as per Approved Plan**

AREA STATEMENT		
<b>A</b>		
1	Area of the plot (As per MHADA NOC & Demarcation)	1,128.58
2	Deduction for	
a	Road Set back area	34.25
b	Proposed Road	-
c	Any reservation	-
d	% Amenity space as per DCR 56 / 57 (Sub plot)	-
e	Other	
	Total ( a + b + c + d + e)	34.25
3	Balance Area of the plot (1 – 2)	1,094.33
4	Deduction for 15% recreational ground 10% Amenity space (If deductible for IND)	-
5	Net Area of Plot (3 – 4)	1,094.33
6	Additions for FSI purpose	
2a	100% for DP Road	
2b	100% for Set – back	34.25
	Total (2a + 2b)	34.25
7	Total Area (5 + 6)	1,128.58
8	FSI Permissible	3.00
9	i) Permissible Floor Area (7 X 8)	3,385.74
	ii) Additional Layout FSI	3,760.00
	Total Permissible Area 9 (i) + 9 (ii)	7,145.74
10	Proposed Built up Area	6,436.21
11	Excess Balcony Area taken in floor space index	N.A.
12	Total Proposed Area (10 + 11)	6,436.21
<b>B</b>	Details of FSI Availed as per DCR 35 (4)	
1	Fungible Built up area component proposed vide DCR 35 (4) for purely residential = OR < (D(i) X 0.35)	172.82
2	Fungible Built up area component proposed vide DCR 35 (4) for non – residential = OR < (12 X 0.20)	615.34
3	Total Fungible Built up area vide DCR 35 (4)	788.16
4	Total BUA proposed including fungible compensatory area (12 + B(3))	7,224.37
5	Permissible fungible area	2,501.00
<b>C</b>	Prorata shares as per MHADA	
1	Prorata share as per letter No. CO/MB/REE/NOC/F-337/84 X 40 = 3,360 M.	3,760.00
2	Total Gross Built up area permissible	9,646.74
3	Total Gross Built up area proposed	7,224.37
4	No. CO/MB/REF/NOC/F-337/1047/2019	
<b>D</b>	Tenement Statement	
i	Total Gross Built up area proposed	7,224.37
ii	Less Deduction of Non – Residential area (Shop, etc.)	1,799.71
iii	Area available for tenements	5,424.66
iv	FSI consumed on net holding	-
v	Fungible FSI consumed on net holding	-





AREA STATEMENT		
<b>A</b>		
12	Excess Balcony Area taken in floor space index	N.A.
13	Total Proposed Area (10 + 11 + 12)	
<b>B</b>	Details of FSI Availed as per DCR 35 (4)	
1	Fungible Built up area component proposed vide DCR 35 (4) for purely residential = OR < (D(i) X 0.35)	2,124.31
2	Fungible Built up area component proposed vide DCR 35 (4) for non – residential = OR < (12 X 0.20)	367.87
3	Total Fungible Built up area vide DCR 35 (4)	2,492.18
4	Total BUA proposed including fungible compensatory area (12 + B(3))	9,612.69
<b>C</b>	Prorata shares as per MHADA	
1	Prorata share as per letter No. CO/MB/REE/NOC/F-337/84 X 40 = 3,360 M.	3,760.00
2	Total Gross Built up area permissible	13,372.69
3	Total Gross Built up area proposed	9,612.69
4	No. CO/MB/REF/NOC/F-337/1047/2019	
<b>D</b>	Tenement Statement	
i	Total Gross Built up area proposed	9,612.69
ii	Less Deduction of Non – Residential area (Shop, etc.)	1,418.94
iii	Area available for tenements	8,193.75
iv	FSI consumed on net holding	-
v	Fungible FSI consumed on net holding	-
vi	Tenements permissible	381 nos.
vii	Tenements proposed	125 nos.
viii	Tenements existing	
	Total Tenements on the plot	
<b>E</b>	Parking Statement	
i	Parking required by regulations for Car / Scooter / Motor cycle Outsiders (visitors)	79 nos.
ii	Covered garages permissible	As per area statement
iii	Covered garages provided Car Scooter / Motor Cycle Outsiders (visitors)	
iv	Total Parking Provided	
<b>F</b>	Transport Vehicles parking	
i	Spaces for transport vehicles parking required by regulations	
ii	Total no. of transport vehicles parking spaces provided	111 nos.





**Project Cost**

Sr. No.	Particulars	Total Estimated Amount in ₹	Total Estimated Amount in ₹ Cr.
<b>1</b>	<b>Land Cost</b>		
i.	Acquisition Cost of Land or Development Rights, and Legal Cost.	1,56,47,420.00	1.56
ii.	Rent to Tenants, Lease premium, Lease Rent, interest cost incurred or payable on Land Cost	14,71,11,560.00	14.71
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.	27,72,60,604.00	27.73
iv.	Acquisition cost of TDR (if any)	-	-
<b>2</b>	<b>Cost of Construction</b>		
i.	Estimated construction cost of rehab cum sale building including site development and infrastructure for the same.	57,22,82,410.00	57.23
ii.	On site expenditure for development of entire project excluding cost of construction as per(i) above,		
a.	Architect Fees & Consultant fees	1,14,45,648.00	1.14
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.	2,86,14,121.00	2.86
c.	Marketing Cost	2,75,20,165.00	2.75
<b>3</b>	<b>Interest during the Project</b>	<b>8,49,00,000.00</b>	<b>8.49</b>
<b>4.</b>	<b>Contingency Charges</b>	<b>-</b>	<b>-</b>
	<b>GRAND TOTAL:</b>	<b>116,47,81,928.00</b>	<b>116.48</b>

For VASTUKALA CONSULTANTS (I) PVT. LTD. *ate.Create*

**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: 2023.12.18 14:10:28 +05'30'

*Manoj Chalikwar*  
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.**  
An ISO 9001:2015 Certified Company [www.vastukala.org](http://www.vastukala.org)





**Comments on each element of Cost of Project: -****1. Land Cost:**

As per Present Ready Reckoner rate the Project Land Value is ₹ 7.47 Cr. considering Land Rate @ ₹ 68,240.00 per Sq. M. & Net Plot Area of 1,094.33 Sq. M.

As per document purchase cost of land & stamp duty cost is ₹ 1,56,47,420.00 i.e., ₹ 1.56 Cr. which is 1.34% of Total Project Cost.

Sr. No.	Agreement Name	Date	Particulars	Total Cost in ₹	Incurred Cost in ₹
1	Development Agreement	3/27/2019	Stamp Duty	1,44,97,980.00	1,44,97,980.00
2			Reg. Fees	30,000.00	30,000.00
3				2,000.00	2,000.00
4	Rectification Cum Supplementary Deed	4/29/2022	Stamp Duty	10,86,200.00	10,86,200.00
5			Reg. Fees	30,000.00	30,000.00
6	Special Power of Attorney	3/27/2021	Stamp Duty	500.00	500.00
7			Reg. Fees	740.00	740.00
<b>TOTAL</b>				<b>1,56,47,420.00</b>	<b>1,56,47,420.00</b>

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

Since it is a having some redevelopment flat from the date of shifting of 61 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 ₹ 14,71,11,560.00 i.e., ₹ 14.71 Cr. Builder has paid ₹ 7.90 Cr. which is 12.63 % of Total Project Cost.

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

Sr. No	Particulars	Commercial Shops	Commercial Offices	Residential Flat	Total	Units
1	No. of Tenants	4.00	9.00	48.00	61.00	Nos.
2	Rent per tenant per month for April 23 to Feb 24	110,000.00	50,000.00	40,000.00		Rupees
3	<b>Rent per year for April 23 to Feb 24</b>	<b>4,840,000.00</b>	<b>4,950,000.00</b>	<b>21,120,000.00</b>	<b>30,910,000.00</b>	<b>Rupees</b>
4	Rent per tenants per month for March 24 to Jan 25	121,000.00	55,000.00	44,000.00		Rupees
5	<b>Rent per year for March 24 to Jan 25</b>	<b>5,324,000.00</b>	<b>5,445,000.00</b>	<b>23,232,000.00</b>	<b>34,001,000.00</b>	<b>Rupees</b>
6	Rent per tenants per month for Feb 25 to March 25	133,100.00	60,500.00	-		Rupees
7	<b>Rent per year for Feb 25 to March 25</b>	<b>1,064,800.00</b>	<b>1,089,000.00</b>	<b>-</b>	<b>2,153,800.00</b>	<b>Rupees</b>
8	Rent per tenants per month for Feb 25 to Dec 25	-	-	48,400.00		Rupees
9	<b>Rent per year for Feb 25 to Dec 25</b>	<b>-</b>	<b>-</b>	<b>25,555,200.00</b>	<b>25,555,200.00</b>	<b>Rupees</b>
10	Rent per tenants per month for Jan 26 to Mar 26	-	-	53,240.00		Rupees
11	<b>Rent per year for Jan 26 to Mar 26</b>	<b>-</b>	<b>-</b>	<b>7,666,560.00</b>	<b>7,666,560.00</b>	<b>Rupees</b>



Sr. No	Particulars	Commercial Shops	Commercial Offices	Residential Flat	Total	Units
12	Corpus Fund per Tenant	800,000.00	700,000.00	700,000.00		Rupees
13	<b>Total Corpus Fund</b>	<b>3,200,000.00</b>	<b>6,300,000.00</b>	<b>33,600,000.00</b>	<b>43,100,000.00</b>	Rupees
14	Shifting Charges per Tenant	15,000.00	15,000.00	15,000.00		Rupees
15	<b>Total Shifting Charges</b>	<b>60,000.00</b>	<b>135,000.00</b>	<b>720,000.00</b>	<b>915,000.00</b>	Rupees
16	<b>Brokerage Cost</b>	<b>440,000.00</b>	<b>450,000.00</b>	<b>1,920,000.00</b>	<b>2,810,000.00</b>	Rupees
17	<b>Total Rent Cost (3 + 5 + 7 + 9 + 11 + 13 + 15 + 16)</b>	<b>1,49,28,800.00</b>	<b>1,83,69,000.00</b>	<b>11,38,13,760.00</b>	<b>14,71,11,560.00</b>	Rupees

### 3. Building Cost of Construction for Rehab cum Sale Building:

Construction Area of Rehab cum Sale Building = 16,405.79 Sq. M. i.e., 1,76,591.93 Sq. Ft.

No. of Stack Car Parking = 111 Nos.

Total estimated cost for construction of Building (includes cost of RCC work, manpower, lift, material, painting, finishing work, site development, etc.) is ₹ 49,21,73,724.00 i.e., ₹ 49.22 Cr. which comes ₹ 30,000.00 per Sq. M. on construction area for building, cost for deep excavation & shore piling is ₹ 2,46,08,686.00 i.e., ₹ 2.46 Cr. which comes 5% of cost of construction of building and cost for stack parking is ₹ 5,55,00,000.00 i.e., ₹ 5.55 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) (₹ 49,21,73,724.00 + ₹ 2,46,08,686.00 + ₹ 5,55,00,000.00) = ₹ 57,22,82,410.00 i.e., ₹ 57.23 Cr.

The total construction area is 16,405.79 Sq. M. i.e., 1,76,591.93 Sq. Ft., projected cost of ₹ 57.23 Cr is 49.13% of total project cost

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

Particulars	Rate per Sq. Ft.
<b>Excavation Work</b>	1500.00
<b>Total RCC Work</b>	15000.00
<b>Final Finishing Work</b>	7500.00
<b>Other Work</b>	6000.00
<b>Cost of Construction</b>	<b>30000.00</b>
<b>Deep Excavation &amp; Shore Piling Cost</b>	<b>5% of construction cost of building</b>
<b>Stack Car Parking Cost</b>	<b>5,00,000.00 per parking</b>

### 4. Approval Charges:

The Total Approval Cost (Fungible Cost & Development Cess Premium & TDR Cost) as per architect letter will be ₹ 27,72,60,604.00 i.e., ₹ 27.73 Cr. which is 23.80% of Total Project Cost. Builder has paid ₹ 11.63 Cr.

Sr. No.	Particulars	Total Cost in ₹	Incurred Cost in ₹
1	Water Deposit Charges	100,000.00	100,000.00
2	FSI (1st Installment)	39,709,360.00	39,709,360.00
3	Scrutiny Fees	18,000.00	18,000.00
4	Debris Removal	6,600.00	6,600.00
5	Layout Approval Fees	40,000.00	40,000.00
6	Development Cess	6,679,141.00	6,679,141.00
7	Development Cess	16,697,851.00	16,697,851.00
8	Scrutiny Fees	1,517,200.00	1,517,200.00
9	Deposit	77,800.00	77,800.00



Sr. No.	Particulars	Total Cost in ₹	Incurred Cost in ₹
10	Debris Deposit	45,000.00	45,000.00
11	Development Charges	25,594,200.00	25,594,200.00
12	Open Space Deficiency charges	678,120.00	678,120.00
13	AVS Deficiency	933,500.00	933,500.00
14	Open Space Deficiency for parkin tower	24,700.00	24,700.00
15	Labour Welfare Cess	2,185,400.00	2,185,400.00
16	Department charges	2,679,500.00	2,679,500.00
17	Misc. Development charges	2,584,234.00	2,584,234.00
18	Infrastructure Charges	16,697,851.00	16,697,851.00
19	FSI Deferment scheme	129,253,966.80	-
20	Scrutiny Fees	960,700.00	-
21	IOA Deposit	26,000.00	-
22	50% Fungible Premium MHADA	11,915,840.00	-
23	30% Fungible Premium Dharavi	7,149,504.00	-
24	20% Fungible Premium MSRDC	4,766,336.00	-
25	Staircase, Lift, Lobby area, Premium	6,919,800.00	-
<b>Total</b>		<b>277,260,603.80</b>	<b>116,268,457.00</b>

As per information & challan provided by developer.

#### 5. **Architect Cost, RCC & Other Professional Charges:**

The total Architect charges of ₹ 1,14,45,648.00 i.e., ₹ 1.14 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 ₹ 2,86,14,121.00 i.e., ₹ 2.86 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 2% of total Sale income from the project which comes to ₹ 2,75,20,165.00 i.e., ₹ 2.75 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 ₹ 8,49,00,000.00 i.e., ₹ 8.49 Cr., which is 7.29% of total project cost.

As per information provided by the client.

**Observation and Construction: -**

**Total estimated cost of project i.e., ₹ 116,47,81,928.00 (Rupees One Hundred Sixteen Crore Forty – Seven Lakh Eighty – One Thousand Nine Hundred Twenty – Eighty Only) i.e., ₹ 116.48 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 7,224.37 Sq. M. The rehab cum sale building is presently approved for Basement + Ground Floor + 1<sup>st</sup> 18<sup>th</sup> Upper 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 + 1<sup>st</sup> to 33<sup>rd</sup> Upper Floors only. Estimated cost of entire project of 33<sup>rd</sup> upper floors is considered.

Total estimated cost of construction of Rehab cum Sales building is ₹ 49,21,73,724.00 i.e., ₹ 49.22 Cr. which comes ₹ 30,000.00 per Sq. M. on construction area for building, cost for deep excavation & shore piling is ₹ 2,46,08,686.00 i.e., ₹ 2.46 Cr. which comes 5% of cost of construction of building and cost for stack parking is ₹ 5,55,00,000.00 i.e., ₹ 5.55 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) (₹ 49,21,73,724.00 + ₹ 2,46,08,686.00 + ₹ 5,55,00,000.00) = ₹ 57,22,82,410.00 i.e., ₹ 57.23 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 31/05/2027. 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.

Think.Innovate.Create



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org





**Photo copy of following document is provided to us & this report should be read along with it:**

- ✓ Copy of Developer Agreement dated 27.03.2021 between M/s. Dindoshi Ekta Co-operative Housing Society Ltd. (The Society) and M/s. DGS Township Pvt. Ltd. (The Developers) through registered agreement vide No. BRL-9-4567-2021 dated 27.03.2021.
- ✓ Copy of Deed of Rectification cum Supplementary Agreement dated 29.04.2022 between M/s. Dindoshi Ekta Co-operative Housing Society Ltd. (The Owner) and M/s. DGS Township Pvt. Ltd. (The Developers) through registered agreement vide No. BLR-9-7335-2022 dated 29.04.2022.
- ✓ Copy of Special Power of Attorney through registered agreement vide No. BLR-9-12120-2021 dated 24.09.2021, M/s. Dindoshi Ekta Co-operative Housing Society Ltd. (The Society/ Executants) appoints Mr. Surajdev D. Shukla director of M/s. DGS Township Pvt. Ltd.
- ✓ Copy of Intimation of Approval (IOA) Letter No. MH / EE / B. P. Cell / GM / MHADA – 61 / 1216 / 2022 dated 23.12.2022 issued by Maharashtra Housing and Area Development Authority (MHADA).
- ✓ Copy of Approved Plan No. MHADA – 61 / 1216 / 2022 dated 23.12.2022 issued by Maharashtra Housing and Area Development Authority (MHADA).

**Approved upto: Basement + Ground Floor + 1<sup>st</sup> to 18<sup>th</sup> Upper Floors**

- ✓ Copy of Building Concession Plan dated 30.07.2022 issued by Maharashtra Housing and Area Development Authority (MHADA):

**Sanctioned Upto: Basement + Ground Floor + 1<sup>st</sup> to 33<sup>rd</sup> Upper Floors**

- ✓ Copy of 1<sup>st</sup> Commencement Certificate No. MH/EE/(BP)/GM/MHADA-61/1216/2023/CC/1/New dated 22.05.2023 valid upto 21.05.2024 issued by Maharashtra Housing and Area Development Authority (MHADA).

**(This CC is endorsed for the work for Top of Plinth level (i.e., height upto 0.30. mts AGL) as per approved IOA dated 23.12.2022)**

- ✓ Copy of 2<sup>nd</sup> Further Commencement Certificate No. MH/EE/(BP)/GM/MHADA-61/1216/2023/FCC/1/New dated 20.09.2023 valid upto 21.05.2024 issued by Maharashtra Housing and Area Development Authority (MHADA).

**(This CC is Further extended upto Top of 8<sup>th</sup> upper floor i.e., for building comprising of Basement for Shops with separate internal staircase from above shops + Ground Floor for Shops and parking tower system for Car – Parks + 1<sup>st</sup> to 3<sup>rd</sup> floor Offices (Rehab & Sales) + Service Floor (Between 3<sup>rd</sup> & 4<sup>th</sup> Floor and) + 4<sup>th</sup> Floor to 8<sup>th</sup> Floor for residential users having BUA adm. 3,585.01 Sq. M. with height 33.25 M. as per last approved IOA plans issued vide / no. MH/EE/(B.P.) Cell/GM/MHADA – 61/1216/2022 dated 23.12.2022)**

- ✓ Copy of Fire NOC Certificate No. FB/HR/R-4/81 dated 14.07.2022 issued Municipal Corporation of Greater Mumbai, Mumbai Fire Brigade.
- ✓ Copy of No Objection Certificate for Height Clearance NOC ID No. JUHU/WEST/B/010523/735495 dated 30.01.2023 valid upto 29.01.2031 issued by Airports Authority of India.
- ✓ Copy of Geotechnical Investigation Report dated April 2023 issued by M/s. Geocon International Pvt. Ltd.
- ✓ Copy of CA Certificate dated 17.12.2023 issued by M/s. Rajpurohit & Tiwari Chartered Accountants.
- ✓ Copy of RERA Certificate No. P51800051884 dated 07.07.2023 issued by Maharashtra Real Estate Regulatory Authority (MAHRERA).
- ✓ Copy of Sewerage NOC Certificate No. Dy.CWE/SP/125/P/N dated 08.02.2023 issued by Municipal Corporation of Greater Mumbai, Chief Engineer (Sewerage Project).
- ✓ Copy of Hydraulic NOC Certificate No. HE/744/EEWW (P & R)/NOC dated 27.01.2023 issued by Municipal Corporation of Greater Mumbai, Hydraulic Engineer's Department.

## Actual Site Photographs





## Actual Site Photographs



Think.Innovate.Create

## Route Map of the property



**Latitude Longitude: 19°10'32.1"N 72°51'40.3"E**

**Note:** The Blue line shows the route to site from nearest railway station (Malad – 2.60 Km.)