

COST VETTING REPORT

Details of the property under consideration:

Name of Project: "Shankeshwar Heights"

"Shankeshwar Heights", Proposed Slum Rehabilitation Scheme on Plot bearing CTS. No. 576, 576/1 to 15, 578, 578/1 to 11, 579, 579/1 to 15 & 580, Patil Gulli, Purav Marg, Village – Kurla – 3, Chunabhatti, Sion (West), Mumbai – 400 022, State – Maharashtra, Country – India

Latitude Longitude: 19°03'08.4"N 72°52'14.5"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 |

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/04/2024/8087/2305873
03/01-12-PY
Date: 28/02/2024

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 "**Shankeshwar Heights**" at Chunabhatti, Sion (West) Mumbai, Pin Code – 400022.

Dear Sir,

In accordance with your letter of engagement as stated above, we enclose our Report on Cost Vetting for "**Shankeshwar Heights**", Proposed Slum Rehabilitation Scheme on Plot bearing CTS. No. 576, 576/1 to 15, 578, 578/1 to 11, 579, 579/1 to 15 & 580, Patil Gulli, Purav Marg, Village – Kurla – 3, Chunabhatti, Sion (West), Mumbai – 400 022, State – Maharashtra, Country – India.

M/s. Siddheshwar Construction Co. is proposing "Shankeshwar Heights", Proposed Slum Rehabilitation Scheme on Plot bearing CTS. No. 576, 576/1 to 15, 578, 578/1 to 11, 579, 579/1 to 15 & 580, Patil Gulli, Purav Marg, Village – Kurla – 3, Chunabhatti, Sion (West), Mumbai – 400 022, State – Maharashtra, Country – India. Project is comprising Rehab cum Sale Building.

Rehab cum Sale Building is proposed of (Wing B & C) is Ground Floor + 1st to 22nd Upper Floors & (Wing D) is Ground Floor + 1st to 22nd Upper Floors.

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.



www.vastukala.org

Our Pan India Presence at :

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

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



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 ₹ 104.97 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: 2024.02.28 10:36:46 +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

Think.Innovate.Create



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



About the Project:

Proposed Slum Rehabilitation Scheme on Plot bearing CTS. No. 576, 576/1 to 15, 578, 578/1 to 11, 579, 579/1 to 15 & 580, Patil Gulli, Purav Marg, Village – Kurla – 3, Chunabhatti, Sion (West), Mumbai – 400 022. It is about 400 M. walking distance from Chunabhatti Railway station.

Nearby Sion Railway Station

Construction Area as per Approved Plan for Rehab cum Sale Building

Wing B & C

Sr. No.	Floor	Construction Area in Sq. M.
1	Ground Floor	279.80
2	1st Floor	349.90
3	2nd Floor	451.11
4	3rd Floor	451.11
5	4th Floor	451.11
6	5th Floor	451.11
7	6th Floor	451.11
8	7th Floor	451.11
9	8th Floor	451.11
10	9th Floor	451.11
11	10th Floor	451.11
12	11th Floor	451.11
13	12th Floor	451.11
14	13th Floor	451.11
15	14th Floor	451.11
16	15th Floor	451.11
17	16th Floor	451.11
18	17th Floor	451.11
19	18th Floor	451.11
20	19th Floor	451.11
21	20th Floor	451.11
22	21st Floor	451.11
23	22nd Floor	451.11
24	Terrace / OHT / LMR	103.13
TOTAL		10,206.14
Stack Parking		84.00

Wing D

Sr. No.	Floor	Construction Area in Sq. M.
1	Ground Floor	107.32
2	1st Floor	261.31
3	2nd Floor	261.31
4	3rd Floor	261.31
5	4th Floor	261.31
6	5th Floor	261.31
7	6th Floor	261.31
8	7th Floor	261.31
9	8th Floor	261.31
10	9th Floor	261.31
11	10th Floor	261.31
12	11th Floor	261.31
13	12th Floor	261.31
14	13th Floor	261.31
15	14th Floor	261.31
16	15th Floor	261.31
17	16th Floor	261.31
18	17th Floor	261.31
19	18th Floor	261.31
20	19th Floor	261.31
21	20th Floor	261.31
22	21st Floor	261.31
23	22nd Floor	261.31
24	Terrace / OHT / LMR	32.60
TOTAL		5,888.74
Stack Parking		20.00

SUMMARY

Sr. No.	Particulars	Construction Area in Sq. M.
1	Wing B & C	10,206.14
2	Wing D	5,888.74
TOTAL CONSTRUCTION AREA IN SQ. M.		16,094.88
3	Stack Parking in Wing B & C	84.00
4	Stack Parking in Wing D	20.00
TOTAL STACK PARKING		104.00

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.	6,36,93,622.00	6.37
ii.	Rent to Tenants, Lease premium, Lease Rent, interest cost incurred or payable on Land Cost	16,30,81,040.00	16.31
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.	5,29,03,139.00	5.29
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.	57,79,31,040.00	57.79
ii.	On site expenditure for development of entire project excluding cost of construction as per(i) above,		
a.	Architect Fees & Consultant fees	2,31,17,242.00	2.31
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.	2,88,96,552.00	2.89
c.	Marketing Cost	2,55,06,815.00	2.55
3	Interest during the Project	9,72,00,000.00	9.72
4.	Contingency Charges	1,73,37,931.00	1.73
	GRAND TOTAL:	104,96,67,381.00	104.97

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: 2024.02.28 10:37:04 +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



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

As per document conveyance deed of land & stamp duty cost & surrender lease agreement is ₹ 6,36,93,622.00 i.e., ₹ 6.37 Cr. which is 6.07% of Total Project Cost.

Land Cost:

Agreement Type	Date	Survey No.	Area in Sq. M.	Particulars	Total Land Cost in ₹	Incurred in ₹
Deed of conveyance	23-12-2020	576, 576/1-15	702.50	Stamp Duty	5,08,290.00	5,08,290.00
Deed of conveyance	06-10-2015	578, 578/1 to 11, 579, 579/1 to 15 & 580	1,460.60	Purchase Cost	3,77,00,000.00	3,77,00,000.00
				Stamp Duty	18,85,000.00	18,85,000.00
				Reg. Cost	33,560.00	33,560.00
				Other Charges	1,20,000.00	1,20,000.00
Total land cost for CTS No. 576, 578, 579 & 580			2,163.10	-	4,02,46,850.00	4,02,46,850.00
Less: Plot area relating to Wing-A which consist of CTS No. 580		580	395.60	Purchase Cost	1,02,10,954.00	1,02,10,954.00
				Stamp Duty	5,10,548.00	5,10,548.00
				Reg. Cost	9,090.00	9,090.00
				Other Charges	32,502.00	32,502.00
TOTAL DEDUCTION AMOUNT					1,07,63,094.00	1,07,63,094.00
Net Land cost for CTS No. 576, 578 & 579 (relating to Building- B, C and D)			2,558.70		2,94,83,756.00	2,94,83,756.00

Surrender Agreement:

Agreement Type	Date	Particulars	Total Cost in ₹	Incurred in ₹
Deed of Surrender of Lease Agreement	25-08-2020	Purchase Cost	1,30,00,000.00	1,30,00,000.00
		Stamp Duty	11,62,750.00	11,62,750.00
		Reg. Cost	30,000.00	30,000.00
		Other Charges	4,240.00	4,240.00
Deed of Surrender of Lease Agreement	30-12-2021	Purchase Cost	40,00,000.00	40,00,000.00
		Stamp Duty	4,23,100.00	4,23,100.00
		Reg. Cost	30,000.00	30,000.00
		Other Charges	2,000.00	2,000.00
Deed of Surrender of Lease Agreement	16-06-2021	Purchase Cost	65,00,000.00	65,00,000.00
		Stamp Duty	4,73,790.00	4,73,790.00
		Reg. Cost	30,000.00	30,000.00
		Other Charges	2,120.00	2,120.00
Deed of Surrender of Lease Agreement	16-06-2021	Purchase Cost	17,00,000.00	17,00,000.00
		Stamp Duty	4,18,425.00	4,18,425.00
		Reg. Cost	30,000.00	30,000.00
		Other Charges	1,920.00	1,920.00
Deed of Surrender of Lease Agreement	16-06-2021	Purchase Cost	15,00,000.00	15,00,000.00
		Stamp Duty	75,000.00	75,000.00
		Reg. Cost	30,000.00	30,000.00
		Other Charges	1,520.00	1,520.00
Deed of Surrender of Lease Agreement		Purchase Cost	9,57,000.00	9,57,000.00
Deed of Surrender of Lease Agreement		Purchase Cost	36,88,000.00	36,88,000.00
Deed of Surrender of Lease Agreement		Purchase Cost	1,50,000.00	1,50,000.00
TOTAL			3,42,09,865.00	3,42,09,865.00

Summary:

Particulars	Total Cost in ₹	Incurred in ₹
Net Land Cost as per Conveyance Deed	2,94,83,756.00	2,94,83,756.00
Surrender Cost as per Surrender Lease Agreement	3,42,09,865.00	3,42,09,865.00
Total	6,36,93,621.00	6,36,93,621.00

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

Since it is a having some redevelopment flat from the date of shifting of 140 Tenants till handing over their respective new flats as per the Tenant Agreement but rent to be paid to 115 Tenants. Further the rent keeps on increasing as per agreement. The existing Tenants has to be given total rental of ₹ 16,30,81,040.00 i.e., ₹ 16.31 Cr.

Existing Tenants Rent per month for Flat are as follows:

Particulars	Amount in ₹	Unit
No. of Tenants	140.00	Nos.
No. of Tenants to whom rent is to pay	115.00	Nos.
Monthly Rent for Feb - 21 to Jan - 22 per Tenant	20,000.00	Rupees
Yearly Rent for Feb - 21 to Jan - 22	2,76,00,000.00	Rupees
Monthly Rent for Feb - 22 to Jan - 23 per Tenant	22,000.00	Rupees
Yearly Rent for Feb - 22 to Jan - 23	3,03,60,000.00	Rupees
Monthly Rent for Feb - 23 to Jan - 24 per Tenant	24,200.00	Rupees
Yearly Rent for Feb - 23 to Jan - 24	3,33,96,000.00	Rupees
Monthly Rent for Feb - 24 to Jan - 25 per Tenant	26,620.00	Rupees
Yearly Rent for Feb - 24 to Jan - 25	3,67,35,600.00	Rupees
Monthly Rent for Feb - 25 to Sept - 25 per Tenant	29,282.00	Rupees
Yearly Rent for Feb - 25 to Sept - 25	2,69,39,440.00	Rupees
TOTAL Rent Charges	15,50,31,040.00	Rupees
Shifting Charges Per Tenant	25000	Rupees
Total Shifting Cost	28,75,000.00	Rupees
Brokerage Cost per Tenant	15000	Rupees
Total Brokerage Cost	17,25,000.00	Rupees
Settlement Charges per Tenant	30000	Rupees
Total Settlement Charges	34,50,000.00	Rupees
TOTAL RENT COST	16,30,81,040.00	Rupees

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

Construction Area of Building (Wing b, C & D) = 16,094.88 Sq. M. i.e., 1,73,245.29 Sq. Ft.

No. of Stack Car Parking = 104 Nos.

Total estimated cost for construction of Building (includes cost of RCC work, manpower, lift, material, painting, finishing work, site development, etc.) is ₹ 48,28,46,400.00 i.e., ₹ 48.28 Cr. which comes ₹ 30,000.00 per Sq. M. on construction area for building, cost for deep excavation & shore piling is ₹ 4,82,84,640.00 i.e., ₹ 4.83 Cr. which comes 10% of cost of construction of building and cost for stack parking is ₹ 4,68,00,000.00 i.e., ₹ 4.68 Cr. which comes ₹ 4,50,000.00 per stack parking.

Hence, total construction cost (Cost of construction of building + Cost of deep excavation & shore piling + Cost of stack parking) (₹ 48,28,46,400.00 + ₹ 4,82,84,640.00 + ₹ 4,68,00,000.00) = ₹ 57,79,31,040.00 i.e., ₹ 57.79 Cr.

The total construction area is 16,094.88 Sq. M., projected cost of ₹ 57.79 Cr is 55.06% 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	7,500.00
Other Work	6,000.00
Cost of Construction	30,000.00
Deep Excavation & Shore Piling Cost	10% of construction cost of building
Stack Car Parking Cost	4,50,000.00 per parking

4. Approval Charges:

The Total Approval Cost (Fungible Cost & Development Cess Premium & TDR Cost) as per architect letter will be ₹ 5,29,03,139.00 i.e., ₹ 5.29 Cr. which is 5.04% of Total Project Cost.

S. No.	Nature of Charges	Estimated Cost in ₹	Incurred Cost in ₹	Balance Amount in ₹
1	Scrutiny Fee - LOI	1,600	1,600	-
2	Website Charges (Receipts)	5,000	5,000	-
3	Maintenance Deposit (Society)	7,70,000	7,70,000	-
4	Scrutiny Fee - LOI	1,600	1,600	-
5	Legal Charges	2,50,000	2,50,000	-
6	Additional FSI Premium	6,02,000	6,02,000	-
7	Scrutiny Fee-Layout Proposal	4,000	4,000	-
8	IOA Deposit	1,01,500	1,01,500	-
9	Scrutiny Fees for IOA	76,500	76,500	-
10	Labour Welfare Cess	2,75,600	2,75,600	-
11	Staircase Premium	2,57,000	2,57,000	-
12	Open Space Deficiency Premium	1,25,025	1,25,025	-
13	Infrastructure Charges	2,11,925	2,11,925	-
14	MRTD Development Charges	3,66,000	3,66,000	-
15	Infrastructure Charges	16,23,450	16,23,450	-
16	MRTD Development Charges	24,60,875	24,60,875	-
17	Labour Welfare Cess	38,44,800	38,44,800	-
18	Fungible Compensatory FSI Premium	53,89,000	53,89,000	-
19	Additional FSI Premium	6,02,000	6,02,000	-
20	MRTD Development Charges	3,66,000	3,66,000	-
21	Infrastructural Development Charges	2,11,925	2,11,925	-
22	Open space Deficiency Premium	1,25,025	1,25,025	-
23	Fungible Compensatory FSI Premium	53,88,976	53,88,976	-
24	Scrutiny Fee - LOI	1,600	1,600	-
25	Infrastructure Development Charges	16,23,450	16,23,450	-
26	MRTD Development Charges	24,60,875	24,60,875	-
27	Fungible Compensatory FSI	25,48,000	25,48,000	-
28	Amended Plan Deposit	45,400	45,400	-
29	IOA Deposit	34,500	34,500	-
30	Additional FSI Premium	6,02,000	6,02,000	-
31	Fungible Compensatory FSI Premium	55,52,278	55,52,278	-
32	Infrastructure Development Charges	16,23,450	16,23,450	-
33	Fungible Compensatory FSI	24,60,875	-	24,60,875
34	Additional FSI Premium	6,02,000	-	6,02,000
35	MRTD Development Charges	3,66,000	-	3,66,000

S. No.	Nature of Charges	Estimated Cost in ₹	Incurred Cost in ₹	Balance Amount in ₹
36	Infrastructure Development Charges	2,11,925	-	2,11,925
37	Open Space Deficiency Premium	1,25,025	-	1,25,025
38	M RTP Development Charges	5,35,570	-	5,35,570
39	Infrastructure Development Charges	1,85,250	-	1,85,250
40	Staircase Premium	7,54,500	-	7,54,500
41	M RTP Development Charges	5,35,570	-	5,35,570
42	Infrastructure Development Charges	1,85,250	-	1,85,250
43	Staircase Premium	7,54,500	-	7,54,500
44	M RTP Development Charges	5,35,570	-	5,35,570
45	Infrastructure Development Charges	1,85,250	-	1,85,250
46	Staircase Premium	7,54,500	-	7,54,500
47	Deposit to SRA for tenant building	51,60,000	-	51,60,000
48	Completion Certificate related formalities	20,00,000	-	20,00,000
	Total	5,29,03,139	3,75,51,354	1,53,51,785

As per information & challan provided by developer.

5. Architect Cost, RCC & Other Professional Charges:

The total Architect charges of ₹ 2,31,17,242.00 i.e., ₹ 2.31 Cr. is 4% 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 ₹ 2,88,96,552.00 i.e., ₹ 2.89 Cr.

The admin charges which in market is in the range of 4% - 6% 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 ₹ 2,55,06,815.00 i.e., ₹ 2.55 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 ₹ 9,72,00,000.00 i.e., ₹ 9.72 Cr., which is 9.26% of total project cost.

As per information provided by the client.

9. Contingency Costs:

The contingency charges estimated at 3% of total cost of construction which comes to ₹ 1,73,37,931.00 i.e., ₹ 1.73 Cr.

Observation and Construction: -

Total estimated cost of project i.e., ₹ 104,96,67,381.00 (One Hundred Four Crore Ninety – Six Lakh Sixty – Seven Thousand Three Hundred Eighty – One Only) i.e., ₹ 104.97 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 11,712.45 Sq. M. The rehab cum sale building is presently approved for Ground Floor + 1st to 22nd Upper Floors only. Estimated cost of entire project of 22nd upper floors are considered.

Total estimated cost of construction of Rehab cum Sales building is ₹ 48,28,46,400.00 i.e., ₹ 48.28 Cr. which comes ₹ 30,000.00 per Sq. M. on construction area for building, cost for deep excavation & shore piling is ₹ 4,82,84,640.00 i.e., ₹ 4.83 Cr. which comes 10% of cost of construction of building and cost for stack parking is ₹ 4,68,00,000.00 i.e., ₹ 4.68 Cr. which comes ₹ 4,50,000.00 per stack parking. Hence, total construction cost (Cost of construction of building + Cost of deep excavation & shore piling + Cost of stack parking) (₹ 48,28,46,400.00 + ₹ 4,82,84,640.00 + ₹ 4,68,00,000.00) = ₹ 57,79,31,040.00 i.e., ₹ 57.79 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 30/06/2026. 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.

Think.Innovate.Create

An ISO 9001:2015 Certified Company

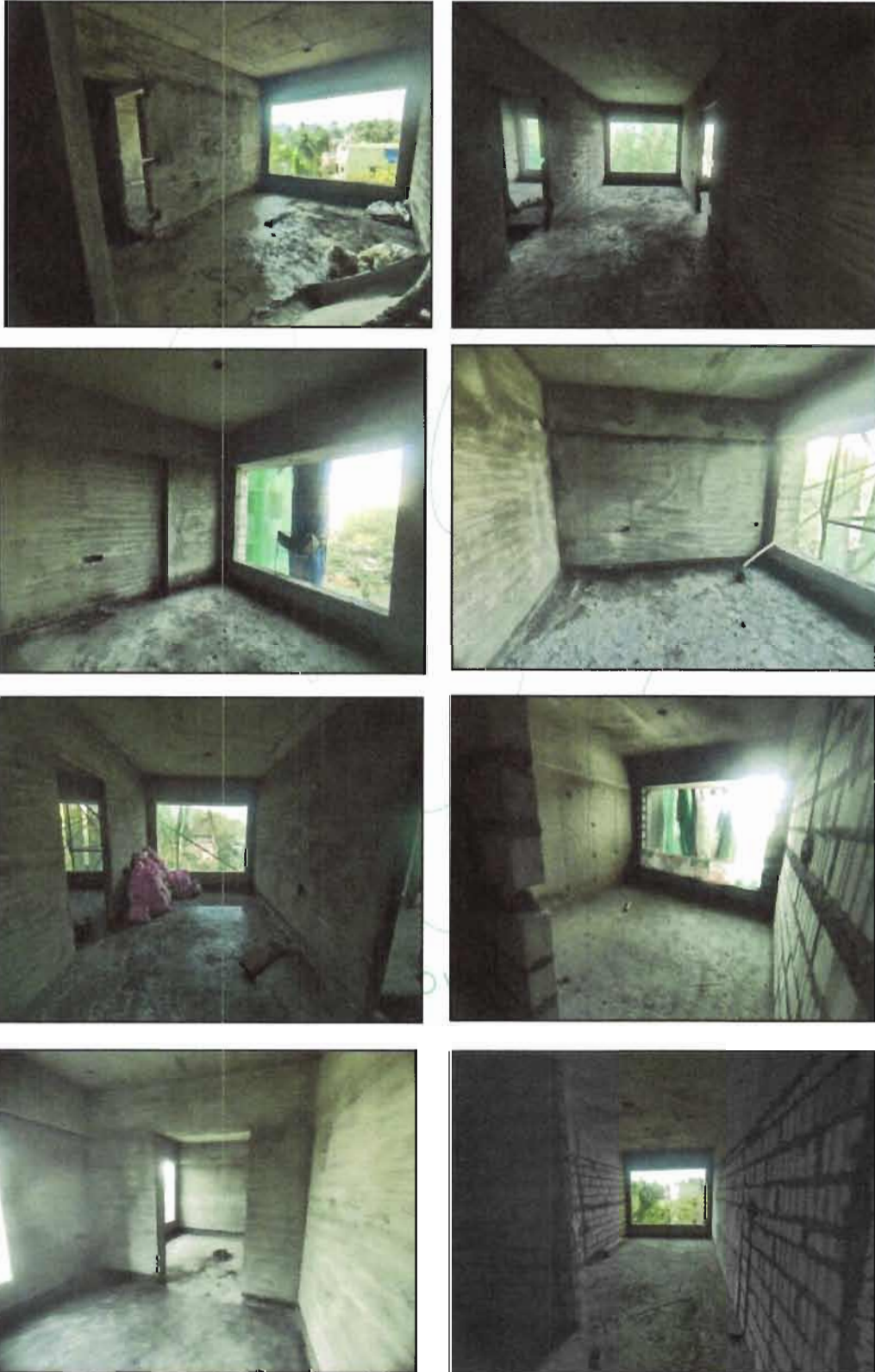
www.vastukala.org



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

- ✓ Copy of Deed of Conveyance dated 23.12.2020 between Creative Construction Co. (The Vendors) and Siddheshwar Construction Co. through registered Doc. No. KRL-1/2467/52021 dated 05.02.2021.
- ✓ Copy of Deed of Conveyance dated 06.10.2015 between A. H. Wadia Trust (The Vendors) and Siddheshwar Construction Co. through registered Doc. No. KRL-1/2793/2021 dated 16.03.2016.
- ✓ Copy of Deed of Surrender with Structure dated 25.08.2020 between Smt. Isragibai Devadatta Yadav & 3 Others (The Protected Sub – Tenants) and M/s. Creative Construction Co. (The Landlords) through registered Doc. No. KRL-1/5687/2020 dated 25.08.2020.
- ✓ Copy of Deed of Surrender of Lease dated 16.06.2021 between Mrs. Premadevi Jilajeet Yadav and Siddheshwar Construction Co. (The Developer / Lessor) through registered Doc. No. KRL-1/9140/2021 dated 16.06.2021.
- ✓ Copy of Deed of Surrender of Lease with Structure dated 16.06.2021 between Mr. Rajpat Ramnarayan Patel & 5 Others (Lessees) and M/s. Siddheshwar Construction Co. (The lessors) through registered Doc. No. KRL-1/9144/2021 dated 16.06.2021.
- ✓ Copy of Deed of Assignment dated 30.12.2020 between Mr. Rampat Ramnarayan Patel & 2 Others (Assignors) and M/s. Siddheshwar Construction Company (Assignees) through registered Doc. No. KRL-1/1000/2021 dated 15.01.2021.
- ✓ Copy of Deed of Assignment dated 10.02.2021 between Mr. Umashankar D Yadav & 3 Others (Assignors) and M/s. Siddheshwar Construction Comapnay (Assignees) through registered Doc. No. KRL-1/2818/2021 dated 10.02.2021.
- ✓ Copy of Approved Plan No. SRA/ENG/L/PVT/007712018/206/AP dated 17.01.2022 issued by Slum Rehabilitation Authority (SRA)
Approved Upto: - (Wing B, C & D) – Ground Floor + 1st to 22nd Upper Floors
- ✓ Copy of 1st Commencement Certificate No. L/PVT/0077/20181206/AP/C dated 17.06.2021 issued by Slum Rehabilitation Authority (SRA)
This is C. C. is granted upto plinth level of sale wing B & C and rehab wing D of composite building as per last approved plan dated 08.02.2021.
- ✓ Copy of 2nd Commencement Certificate No. L/PVT/0077/20181206/AP/C dated 01.07.2022 issued by Slum Rehabilitation Authority (SRA)
This is C. C. is granted upto Ground Floor + 1st to 9th floor + OHWT + LMR of sale wing B & C and Ground Floor + 1st to 17th Upper floors for rehab wing D of composite building as per last approved plan dated 17.01.2022.
- ✓ Copy of Fire NOC Certificate No. FB/LR/RV/46 dated 21.11.2016 issued by Municipal Corporation of Greater Mumbai, Mumbai Fire Brigade.
- ✓ Copy of RERA Certificate RERA No. P519000186161 dated 09.09.2021 issued by Maharashtra Real Estate Regulatory Authority (MAHRERA).
- ✓ Copy of CA Certificate dated 04.01.2024 issued by M/s. S. M. Bhat & Associates.

Actual Site Photographs



Actual Site Photographs



Think. Innovate. Create.

Vastukala Consultants (I) Pvt. Ltd.

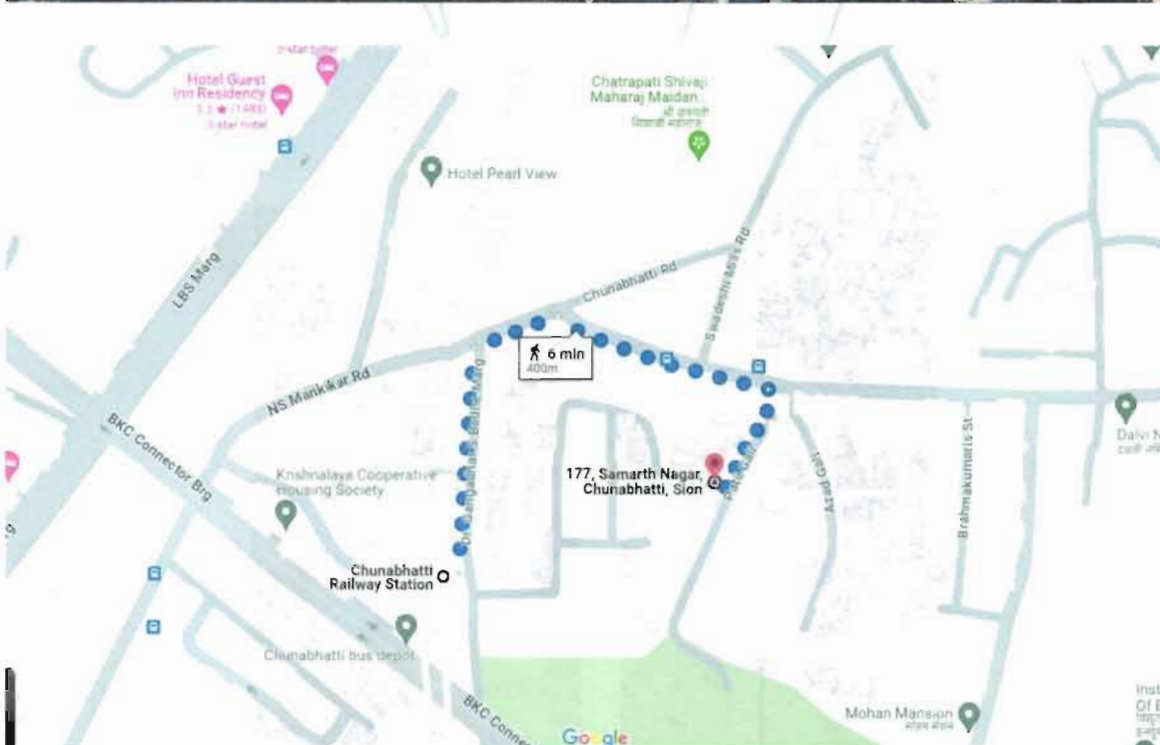
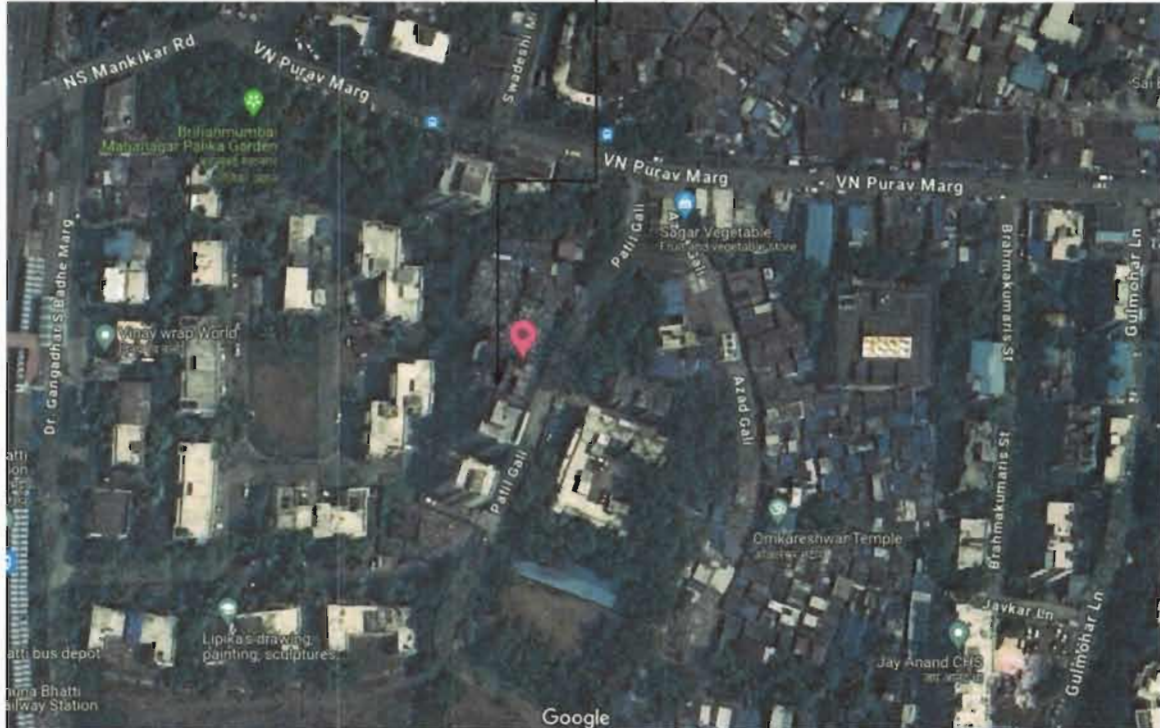
An ISO 9001:2015 Certified Company

www.vastukala.org



Route Map of the property

Site u/r



Latitude Longitude: 19°03'08.4"N 72°52'14.5"E

Note: The Blue line shows the route to site from nearest railway station (Chunabhathi – 400 M.)



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org

