



VASTUKALA
Unlocking Excellence

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MSME Reg No: UDYAM-MH-18-0083617
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

COST VETTING REPORT



Details of the property under consideration:

Name of Client: Soul 9

Proposed Interior work on Plot Bearing Plot No. 5, Vasai Municipal Industrial Estate, Umela Phata, Vasai (West),
Taluka – Vasai, District – Palghar, Pin Code – 401 202, State – Maharashtra, Country – India

Latitude Longitude: 19°03'44.3"N 72°55'20.7"E

Valuation Done for:

State Bank of India

Vasai Tal. Ind. Est. Branch

Gavrai Pada, Vasai (East), Taluka – Vasai, District – Palghar, Pin Code – 401 201,
State - Maharashtra, Country - India.

Our Pan India Presence at :

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

Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

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About the Project:

Proposed Interior work on Plot Bearing Plot No. 5, Vasai Municipal Industrial Estate, Umela Phata, Vasai (West), Taluka – Vasai, District – Palghar, Pin Code – 401 202, State – Maharashtra, Country – India

Sanctioned Loan by the Bank

Sr.	Name of the Vendor	Products / Equipment's	Amount in ₹ Lakhs
1	Nirvana Furnitures Pvt. Ltd.	Display Kitchen Cabinet	12.42
2	Nirvana Furnitures Pvt. Ltd.	Other Furniture	10.15
3	Nirvana Furnitures Pvt. Ltd.	Display Bed	4.36
4	Nirvana Furnitures Pvt. Ltd.	TV Unit	2.84
5	Nirvana Furnitures Pvt. Ltd.	Office Furniture	16.78
6	Nirvana Furnitures Pvt. Ltd.	Conference Room Table	5.01
7	Hi – Tech HV AC Engineering	AC	15.05
8	Sahara Sales Corporation	Civil Work / Painting / Electrical / Plumbing	47.00
9	Vedant Infotech	CCTV	1.87
10	Vedant Infotech	Computer / Laptops	4.62
11	Vedant Infotech	Server	2.06
12	Energia Appliances Pvt. Ltd.	Appliances	27.84
TOTAL			150.00

Work Completion Status as on 25.04.2024

Sr.	Name of the Vendor	Products / Equipment's	Work Completion Status	Percentage of Work Completed
1	Nirvana Furnitures Pvt. Ltd.	Display Kitchen Cabinet	Client has purchased the Kitchen Cabinet and Sold to the customer	100%
2	Nirvana Furnitures Pvt. Ltd.	Other Furniture	Work has not started yet	0%
3	Nirvana Furnitures Pvt. Ltd.	Display Bed	Work has not started yet	0%
4	Nirvana Furnitures Pvt. Ltd.	TV Unit	Work has not started yet	0%
5	Nirvana Furnitures Pvt. Ltd.	Office Furniture	Work has not started yet	0%
6	Nirvana Furnitures Pvt. Ltd.	Conference Room Table	Work has not started yet	0%
7	Hi – Tech HV AC Engineering	AC	Work has not started yet	0%
8	Sahara Sales Corporation	Civil Work / Painting / Electrical / Plumbing	Civil work is completed, plumbing work is completed, Electrical work is in progress and Plumbing work has not started yet	50%





Our Pan India Presence at :

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

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9	Vedant Infotech	CCTV	Work has not started yet	0%
10	Vedant Infotech	Computer / Laptops	Work has not started yet	0%
11	Vedant Infotech	Server	Work has not started yet	0%
12	Energia Appliances Pvt. Ltd.	Appliances	Work has not started yet	0%

Value of the Fixed Asset as on 25.04.2024

Sr.	Name of the Vendor	Products / Equipment's	Amount in ₹ Lakhs	% of Work Completed	Value as on 25.04.2024 in ₹ Lakhs
1	Nirvana Furnitures Pvt. Ltd.	Display Kitchen Cabinet	12.42	100%	12.42
2	Nirvana Furnitures Pvt. Ltd.	Other Furniture	10.15	0%	0.00
3	Nirvana Furnitures Pvt. Ltd.	Display Bed	4.36	0%	0.00
4	Nirvana Furnitures Pvt. Ltd.	TV Unit	2.84	0%	0.00
5	Nirvana Furnitures Pvt. Ltd.	Office Furniture	16.78	0%	0.00
6	Nirvana Furnitures Pvt. Ltd.	Conference Room Table	5.01	0%	0.00
7	Hi - Tech HV AC Engineering	AC	15.05	0%	0.00
8	Sahara Sales Corporation	Civil Work / Painting / Electrical / Plumbing	47.00	50%	23.50
9	Vedant Infotech	CCTV	1.87	0%	0.00
10	Vedant Infotech	Computer / Laptops	4.62	0%	0.00
11	Vedant Infotech	Server	2.06	0%	0.00
12	Energia Appliances Pvt. Ltd.	Appliances	27.84	0%	0.00
TOTAL			150.00		35.92

Observation and Construction: -

Total estimated cost is ₹ 1,50,00,000.00 (Rupees One Crore Fifty Lakh Only) i.e., ₹ 150.00 Lakhs.

Total cost incurred as on 25.04.2024 is ₹ 35,92,000.00 (Rupees Thirty Five Lakh Ninety Two Thousand Only) i.e., ₹ 35.92 Lakhs.

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

- ✓ Copy of Invoice
- ✓ Copy of Sanctioned letter only 2 Pages

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 Panelment No.: SME/TCC/2021-22/86/3

Auth. Sign.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Actual Site Photographs

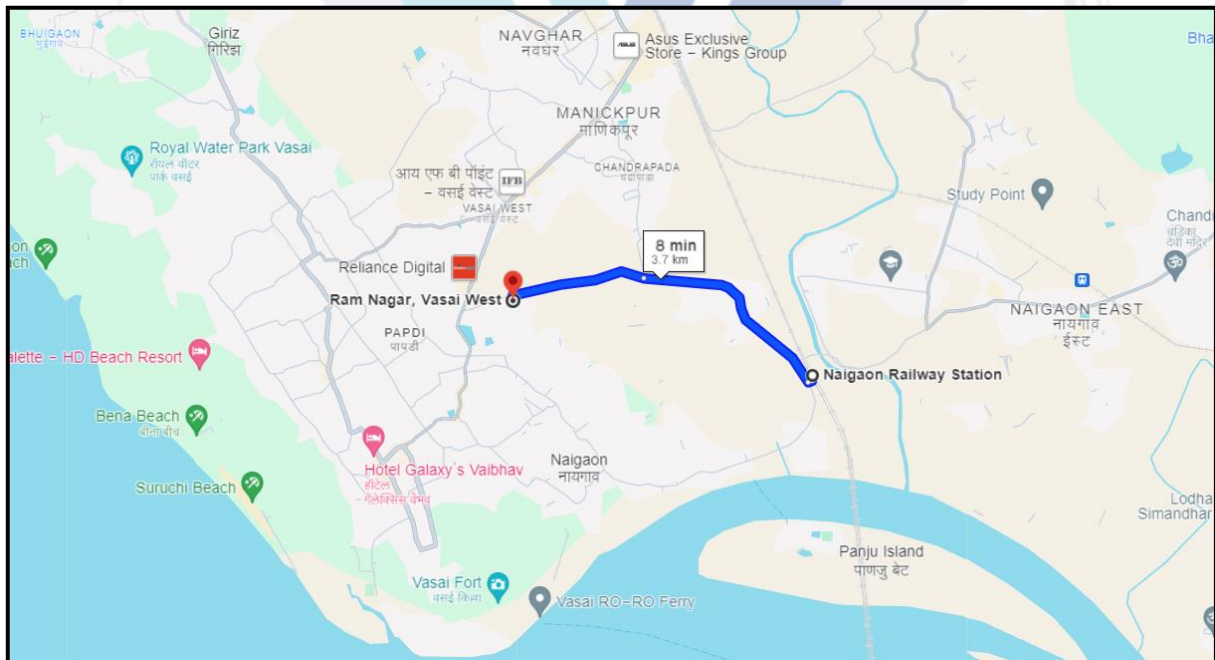


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°21'30.1"N 72°49'01.3"E

Note: The Blue line shows the route to site from nearest railway station (Naigaon – 3.7 Km.)