



**VASTUKALA**  
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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

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

# WORK PROGRESS REPORT

## Details of the property under consideration:

**Name of Owner: M/s. Matrukrupa Stone Crusher LLP**

Industrial Land bearing New Gat No. 83/4/A & 83/4/B (Old Gat No. 83/4), Near Indian Oil Petrol Pump,  
Village - Pandhuri, Taluka – Sinnar, District – Nashik, State – Maharashtra, Country - India

Latitude Longitude: 19°50'03.8"N 73°53'12.5"E

## Valuation Done for:

**Bank of India**

**Zonal Office, Nashik**

1st Floor, Plot No G-1, MIDC, Satpur Colony, Main Trimbaak Road,  
Nashik – 422007, State – Maharashtra, Country - India



**Nashik:** 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road,  
Adgaon, Nashik-422003 (M.S.), INDIA  
Email: [nashik@vastukala.co.in](mailto:nashik@vastukala.co.in) | Tel : +91 253 4068262/98903 80564

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📍 Aurangabad     📍 Pune     📍 Indore     📍 Jaipur

### Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, **Mumbai** :400072, (M.S), India

☎ +91 22 47495919

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## Vastukala Consultants (I) Pvt. Ltd.

Vastu/BOI/Nashik/05/2024/8536/2306223

08/04-83-PY

Date: 04.05.2024

### Work Progress Report

The property bearing Industrial Land bearing New Gat No. 83/4/A & 83/4/B (Old Gat No. 83/4), Near Indian Oil Petrol Pump, Village - Pandhuri, Taluka - Sinnar, District - Nashik, State - Maharashtra, Country - India belongs to **M/s. Matrukrupa Stone Crusher LLP.**

Boundaries of the property.

|       |      |
|-------|------|
| North | Farm |
| South | Farm |
| East  | Farm |
| West  | Farm |

The project proposed is under construction, which is considered for project approval. As per Cost Vetting Report Ref. No. Vastu/Nashik/12/2022/28176/44512, 29/05-586-VBVS Dated 29.12.2022, Estimate Total Cost of Construction of Building was ₹ 79,44,925.00 and the work completion stage of following items described in cost vetting report is as follows:

| Sr. No.      | Particulars  | Estimate Amount as per Cost Vetting Report | Actual Percentage work completed as on 15.01.2024 | Actual Amount to be incurred as on 15.01.2024 | Remark                    |
|--------------|--|--|---|---|---------------------------|
| 1            | RCC Construction of Staff Quarters followed by brickwork, plastering, windows and doors                        | 23,36,400.00                               | 0.00%   | 0.00  | Work not started yet      |
| 2            | RCC Construction of Office Room followed by brickwork, plastering, windows and doors                           | 3,76,420.00                                | 0.00%   | 0.00  | Work not started yet      |
| 3            | Plinth levelling and Backfilling   | 25,48,800.00                               | 100.00%   | 25,48,800.00                                  | Footing work is completed |
| 4            | Retaining Wall   | 14,11,575.00                               | 100.00%   | 14,11,575.00                                  | Work is in progress       |
| 5            | RCC Construction of Electrical Room followed by brickwork, plastering, windows and doors                       | 5,31,000.00                                | 0.00%   | 0.00  | Work not started yet      |
| 6            | RCC Construction of Toilet Blocks followed by brickwork, plastering, windows and doors, Tiling work upto 9 ft. | 3,77,600.00                                | 0.00%   | 0.00  | Work not started yet      |
| 7            | Attached Toilets   | 89,680.00                                  | 0.00%   | 0.00  | Work not started yet      |
| 8            | Solar Panel  | 1,29,800.00                                | 0.00%   | 0.00  | Work not started yet      |
| 9            | Electrical Work  | 1,43,650.00                                | 0.00%   | 0.00  | Work not started yet      |
| <b>Total</b> |  | <b>79,44,925.00</b>                        |   | <b>39,60,375.00</b>                           |                           |



**Nashik:** 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA  
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**As per site inspection dated 15.01.2024 cost of construction must incur will be ₹ 39,60,375.00**

The report of the property is based on the site visit dated 15.01.2024 & documents produced by the concern. Construction work going as per approved plan only. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. IBBI / RV / 07/2018/10366  
Reg. No. CAT-I-F-1763  
BOI Empanelment No.: MNZ:C&IC:VAL19-20

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.05.08 10:46:48 +05'30'

Auth. Sign.



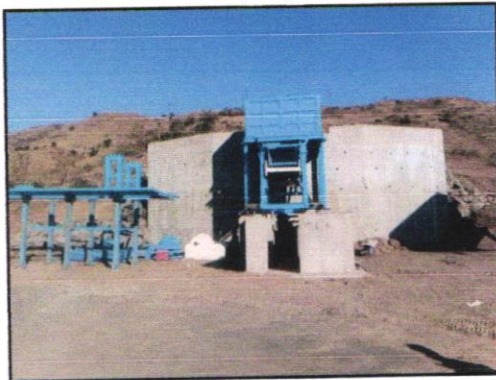
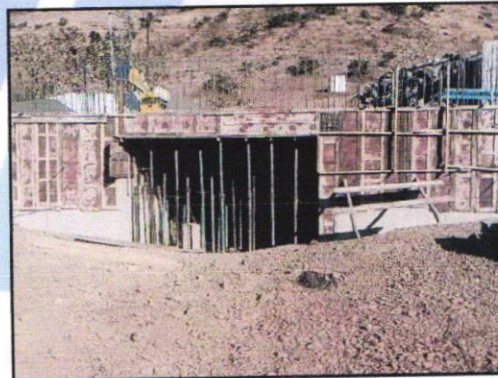
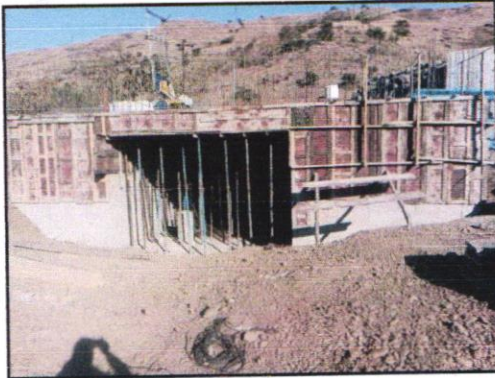
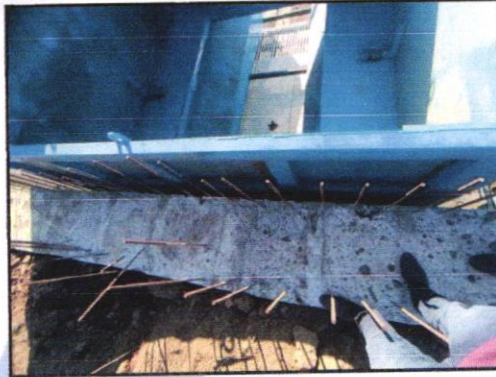
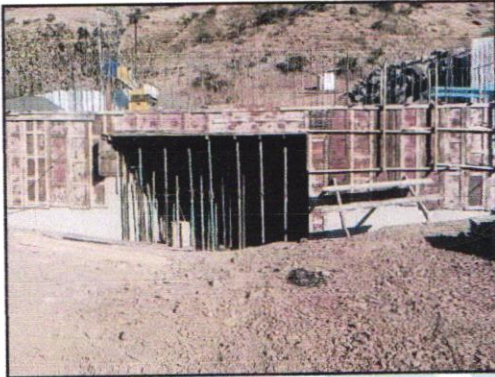
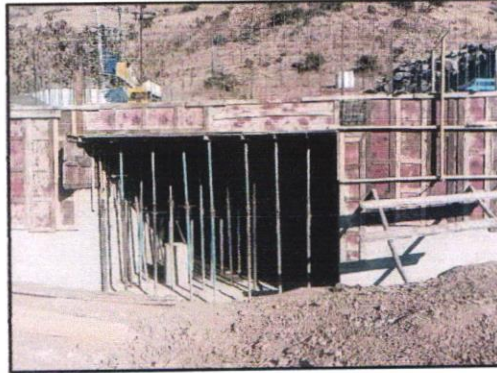
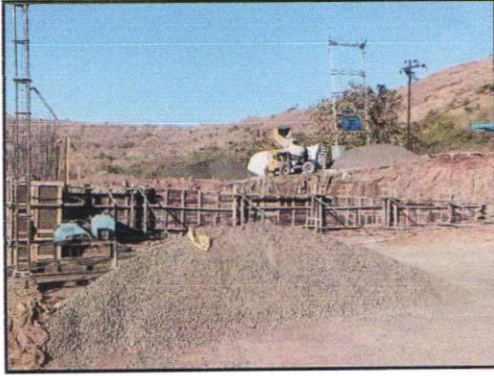
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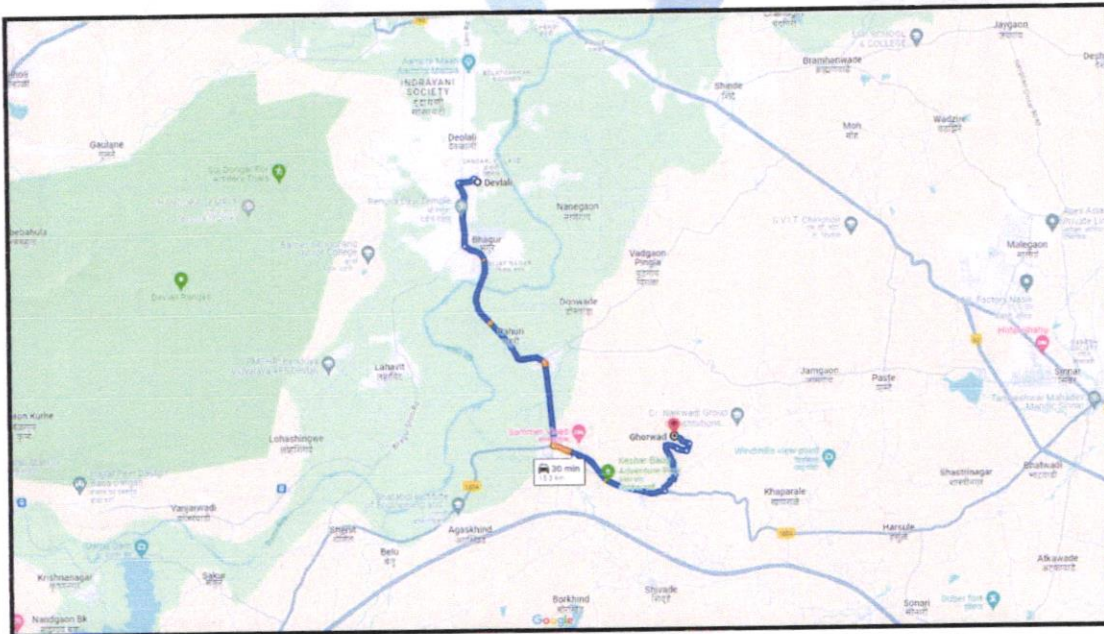


## Actual Site Photographs



## Route Map of the property

Site u/r



**Latitude Longitude: 19°50'03.8"N 73°53'12.5"E**

**Note: The Blue line shows the route to site from nearest railway station (Deolali – 15.3 Km.)**



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