



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

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

Vastukala Consultants (I) Pvt. Ltd.

3rd LENDER'S INDEPENDENT ENGINEER REPORT



Details of the property under consideration:

Name of Project: Jysotna Heritage

"Jysotna Heritage", Proposed Redevelopment of building name "The Dahisar R. K. Nayak Niwasi CHS Ltd.", on Plot bearing C.T.S. No. 1069, R/ N Ward, Maratha Colony Road, Opp. Movie Time Cinema, Village – Dahisar, Dahisar (East), Mumbai – 400 068, State – Maharashtra, Country – India

Latitude Longitude: 19°15'04.7"N 72°51'47.1"E

Intended User:

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 :

- | | | | |
|------------|--------|-----------|-----------|
| 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

www.vastukala.co.in



THIRD LENDER'S INDEPENDENT ENGINEER REPORT

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

Subject: Construction of Proposed Redevelopment of building name “The Dahisar R. K. Nayak Niwasi CHS Ltd.”, on Plot bearing C.T.S. No. 1069, R/ N Ward, Maratha Colony Road, Opp. Movie Time Cinema, Village – Dahisar, Dahisar (East), Mumbai – 400 068, State – Maharashtra, Country – India

Ref: You're Request for Lender's Independent Engineer Report of under Construction Building.

Dear Sir,

The Construction work as per approved plan was in progress during the site visit on 10th April 2024. Total expenditure occurred as on 31/03/2024 on this project by M/s. Shree Sainamah Homes LLP is ₹ 19.74 Cr. & as per CA Certificate actual total expenditure occurred as on 31/03/2024 is ₹ 20.32 Cr. Hence, release of Balance Amount as requested by M/s. Shree Sainamah Homes LLP is hereby recommended.

DECLARATION

- The information furnished in the report is based on our 3rd site visit Dated 10/04/2024 & Document Provided by Client.
- Vastukala 2nd LIE Report of the project dated 28/03/2024.
- I have no direct and indirect interest in the property examined for report.
- I have not been found guilty of misconduct in my professional capacity.

For VASTUKALA CONSULTANTS (I) PVT. LTD.



Director

Auth. Sign.


Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl.: LIE report

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

 www.vastukala.co.in



1. Purpose & Methodology

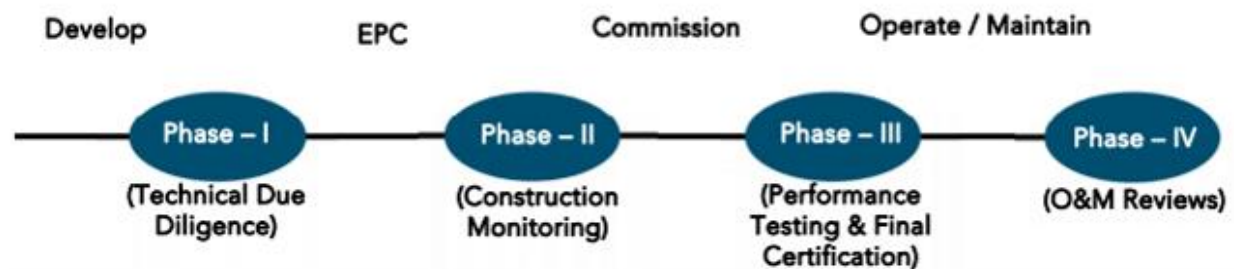
- State Bank of India Banks and financial institutions require monitoring & an independent review of the progress of the sanctioned projects

VC IPL undertakes such study to independently review the progress of the project and put forward a comprehensive analysis

1.1. Advantages:

- ✓ Assurance on present practices
- ✓ Identification of risk
- ✓ Analyzing the performance of third parties
- ✓ Recommendations

1.2. The Methodology



Vastukala Consultants (I) Pvt. Ltd.

www.vastukala.co.in

**THIRD LENDER'S INDEPENDENT ENGINEER REPORT
OF
"JYSOTNA HERITAGE"**

"Jysotna Hertiage", Proposed Redevelopment of building name "The Dahisar R. K. Nayak Niwasi CHS Ltd.", on Plot bearing C.T.S. No. 1069, R/ N Ward, Maratha Colony Road, Opp. Movie Time Cinema, Village – Dahisar, Dahisar (East), Mumbai – 400 068, State – Maharashtra, Country – India.

Latitude Longitude: 19°15'04.7"N 72°51'47.1"E

NAME OF DEVELOPER: M/s. Shree Sainamah Homes LLP

Pursuant to instructions from State of India, SME Chembur Branch, Chembur we have duly visited, inspected, surveyed & assessed the above said property on **10th April 2024** to determine the fair & reasonable market value of the said property/project as on Quarter ending **31st March 2024** for LIE purpose.

1. Location Details:

Proposed Redevelopment of building name "The Dahisar R. K. Nayak Niwasi CHS Ltd.", on Plot bearing C.T.S. No. 1069, R/ N Ward, Maratha Colony Road, Opp. Movie Time Cinema, Village – Dahisar, Dahisar (East), Mumbai – 400 068. It is about 600 M. travelling distance from Dahisar (East) Railway station. Surface transport to the property is by buses, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The area is higher middle class & developed.

2. Developer Details:

Name of builder	M/s. Shree Sainamah Homes LLP
Project Rera Registration Number	P51800047220
Registered office address	Office No.1, 1 st Floor, Sun Moon CHS Ltd, Bldg. No.13 Rajendra Nagar, Dattapada Road, Borivali (East) Mumbai, Pin Code – 400 066, State - Maharashtra, Country – India
Contact details	Contact Person: Mr. Shailesh Ingale (Site Engineer) Mb. No. 7709000769 Mr. Dipesh Mahyavanshi (Accountant) Mb. No. 8830313144 Mr. Kailash Sinari (Consultants) Mb. No. 9820950342

E – mail ID and website

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Maratha Colony Road
On or towards South	Sanjivani Hospital and Sai Mandir
On or towards East	Amit Apartment
On or towards West	Open Plot



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
 www.vastukala.co.in

2. Introduction

As per Information on site M/s. Shree Sainamah Homes LLP has acquired land by Developer Agreement dated 16.02.2022 registered vide No. BRI-3-1904-2022 dated 16.02.2022 admeasuring area **1,056.70 Sq. M.** bearing **CTS No. 1069.** For the Proposed Residential Building.

3. Area Statement:

3.1. Land:

Date	Particular	Area in Sq. M.
16.02.2022	CTS No. 1069	1,056.70
TOTAL		1,056.70

- Copy of Development Agreement dated 16.02.2022 between M/s. The Dahisar R. K. Nayak Niwasi Co-operative Housing Society Limited (The Society) and M/s. Shree Sainamah Homes LLP (The Developer) registered vide No. BRI-3-1904-2022 dated 16.02.2022.
- Copy of Power of Attorney Agreement dated 16.02.2022 M/s. The Dahisar R. K. Nayak Niwasi Co-operative Housing Society Limited (The First Party) and M/s. Shree Sainamah Homes LLP (The Second Party) registered vide No. BRL-3-1904-2022 dated 16.02.2022.

3.2. Building Area As per Approved Plan:

A	Area Statement		Sq. M.
1	Area of Plot (As Per P.R.C.)		1056.7
	Plot area not in possession		97.78
	a)	Area of reservation in plot	NIL
	b)	Area of road set back in plot	90.75
	c)	Area of D.P. Road in plot	NIL
2A	Deduction for Reservation / Road Area		
	a)	Road set back Area to be Handed over to M.C.G.M. as per Reg. No. 16 of D.C.P.R. 2034	90.75
	b)	Proposed D. P. Road to be handed over to M.C.G.M. as per Reg. No. 16 of D.C.P.R. 2034	NIL
	c)	Reservation Area to be handed over to M.C.G.M. as per Reg. No. 17 of D.C.P.R. 2034	NIL
	d)	Reservation Area to be handed over to M.C.G.M. as per Reg. No. 17 of D.C.P.R. 2034 under accommodation reservation	NIL
2B	Deduction for Amenity Area		
	a)	Area of amenity plot to be handed over to M.C.G.M as per Reg. No. 14(A) of D.C.P.R. 2034	NIL

A	Area Statement			Sq. M.
	b)	Area of amenity plot to be handed over to M.C.G.M as per Reg. No. 14(B) of D.C.P.R. 2034		NIL
	c)	Area of amenity plot to be handed over to M.C.G.M as per Reg. No. 35 of D.C.P.R. 2034		NIL
2C	Deduction for existing built-up area to be retained / land component of existing built-up area			NIL
3	Total Deduction (1A+2A+2B+2C) (97.78+90.75)			188.53
4	Balance Area of Plot (1-3)			868.17
5	Plot area under development (1-3)			868.17
6	Zonal (Basic) FSI as per Reg. No. 30A, Table No.12, of M.C.G.M.			1
7	Built up Area as per zonal (Basic) F.S.I (5×6)			1
8	Built-up Area Equal to road setback already handed over to M.C.G.M and advantage granted earlier in past			NIL
9	Additional F.S.I for redevelopment existing residential housing society as per Reg. No. 33(7)(B) of D.C.P.R. 2034 (Total Tenants 18×10 = 180.00 Sq. M.)			180
10	Built up Area due to 50% additional F.S.I. on payment of premium as per Reg. No. 30(A), Table No. 12 of D.C.P.R. 2034 (868.17 × 0.50 = 434.08)			
		Already Claimed	Now Claimed	Total
		434.08	0	434.08
11	a)	Built up Area due to admissible T.D.R i.e., Road set back benefit in T.D.R. component only (90.75 × 2 = 181.50)		181.5
12	Permissible Built-up Area (7+8+9+10+11a)			2091.47
12A	Permissible Built-up Area			2090.53
13	Proposed Built up Area			1663.74
14	T.D.R. generated as per Reg. No. 30(A) & Reg. No. 32 of D.C.P.R. 2034			NIL
15	Fungible Compensatory area as per Reg. No. (31)3 of D.C.P.R. 2034			
	a	Permissible fungible compensatory area for RESI + COM. rehab component without charging premium		-----
		Already Claimed	Now Claimed	Total
	RES	273.42	0	273.42
	COM	42.51	0	42.51
				315.93
	b	Permissible fungible compensatory area for RESI + COM. rehab component without charging premium		
		Already Claimed	Now Claimed	Total
	RES	273.42	0	273.42
	COM	42.51	0	42.51
			315.93	
C	Permissible fungible compensatory area for sale component with charging premium 567.07 - 315.93			
	Already Claimed	Now Claimed	Total	
RES	273.42	163.31	400.96	
COM	14.44	0.36	14.80	
			415.76	
	Total Proposed Fungible compensatory area 15b + 15c			731.69
16	Total Built up Area proposed including fungible compensatory area (13 + 15b + 15c)			2822.22
17	F.S.I. Consume 13/4			2.40

A	Area Statement		Sq. M.
(II)	Other Requirements		
A	Reservation / Designation		
	a	Name of Reservation	NIL
	b	Name of Reservation Affecting the plot	NIL
	c	Area of reservation land to be handed over to M.C.G.M as per Reg. No. 17 of D.C.P.R. 2034	NIL
	d	Built up Area of amenity to be handed over to M.C.G.M. as per Reg. No. 17 of D.C.P.R. 2034	NIL
	e	Built up Area of designation	NIL
B	Plot Area / built up Amenity to be handed over to M.C.G.M		NIL
	a	As per Reg. No. 14(A) of D.C.P.R. 2034	NIL
	b	As per Reg. No. 14(B) of D.C.P.R. 2034	NIL
	c	As per Reg. No. 15 of D.C.P.R. 2034	NIL
C	Requirement of Recreational open space in layout / Plot as per Reg. No. 27 of D.C.P.R. 2034		
D	Tenement Statement		
	a	Proposed Built Up Area	2822.22
	b	Less Deduction of Non-Residential Area (Shop ETC.)	221.04
	c	Area Available for Tenements	2601.18
	d	Tenements Permissible (450 / Hector)	117 Nos.
	e	Tenements Proposed	51 Nos.
	f	Existing Tenants	
	g	Total Number of Tenements Proposed on the Plot	29 Nos.
E	Parking Statement As per Reg. 44 of DCPR 2034		
	a	Parking required for Cars	21.00 Nos.
	b	Parking required for Scooter / Motors	
	c	Parking required for outsiders (Visitors)	
	d	Covered Garage Permissible	
	e	Additional Parking 50%	05 Nos.
	f	Parking Proposed for Cars	
	g	Parking Proposed for Scooter / Motors Cycle	04 Nos.
	h	Parking Proposed for outsiders (Visitors)	
	i	Total Parking Provided	38 Nos.
F	Transport Vehicles Parking		
a	Required Number of Parking Spaces for Transport Vehicles		N. A
b	Total Number of Parking Spaces for Transport vehicle Provided		N. A

4. List of Approvals:

1. Copy of Approved Plan No. P-9914/2021/(1069)/R/N Ward/Dahisar R/N/337/1/New dated 11.05.2022 issued by Municipal Corporation of Greater Mumbai
Approved upto: Basement (Part) + Ground Floor + 1st to 10th Upper Residential Floor + Parking Tower
2. Copy of 1st Amended Approved Plan No. P-9914/2021/(1069)/R/N Ward/Dahisar R/N/337/1/New dated 12.08.2022 issued by Municipal Corporation of Greater Mumbai
Approved upto: Basement (Part) + Ground Floor + 1st to 10th Upper Residential Floor + Parking Tower
3. Copy of 2nd Amended Approved Plan No. P-9914/2021/(1069)/R/N Ward/Dahisar R/N/337/1/New dated 10.08.2023 issued by Municipal Corporation of Greater Mumbai
Approved upto: Basement (Part) + Ground Floor + 1st to 13th Upper Residential Floor + Parking Tower
4. Copy of 1st Commencement Certificate No. P-9914/2021/(1069)/R/N Ward/Dahisar/R/N/CC/1/New dated 18.07.2022 valid upto 17.07.2023 issued by Municipal Corporation of Greater Mumbai.
(This CC is endorsed for the work upto plinth level as per approved plan dated 11.05.2022)
5. Copy of 2nd Commencement Certificate No. P-9914/2021/(1069)/R/N Ward/Dahisar/R/N/FCC/3/Amend dated 29.08.2022 valid upto 28.08.2023 issued by Municipal Corporation of Greater Mumbai.
(This CC is endorsed for the work upto plinth level as per approved plan dated 12.08.2022)
6. Copy of 3rd Commencement Certificate No. P-9914/2021/(1069)/R/N Ward/Dahisar/R/N/FCC/4/Amend dated 26.12.2022 valid upto 25.12.2023 issued by Municipal Corporation of Greater Mumbai.
(This CC is endorsed for the work for Basement (Part) + Ground Floor + 1st to 8th Upper Floor + Parking Tower)
7. Copy of 4th Commencement Certificate No. P-9914/2021/(1069)/R/N Ward/Dahisar/R/N/FCC/5/Amend dated 24.07.2023 valid upto 17.04.2024 issued by Municipal Corporation of Greater Mumbai.
(This CC is endorsed for the work for Basement (Part) + Ground Floor + 1st to 9th Upper Floor + LMR/OHT + Parking Tower as per approved amended plan dated 12.08.2022)
8. Copy of 5th Commencement Certificate No. P-9914/2021/(1069)/R/N Ward/Dahisar/R/N/FCC/6/Amend dated 18.08.2023 valid upto 17.08.2024 issued by Municipal Corporation of Greater Mumbai.
(This CC is endorsed for the work for Basement (Part) + Ground Floor + 1st to 12th Upper Floor + LMR/OHT + Parking Tower as per approved amended plan dated 10.08.2023)
9. Copy of 6th Commencement Certificate No. P-9914/2021/(1069)/R/N Ward/Dahisar/R/N/FCC/7/Amend dated 20.09.2023 valid upto 17.07.2024 issued by Municipal Corporation of Greater Mumbai.
(This CC is endorsed for the work for Basement (Part) + Ground Floor + 1st to 13th Upper Floor + LMR/OHT + Parking Tower as per approved amended plan dated 10.08.2023)



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



5. LEVEL OF COMPLETION:**5.1. Rehab cum Sales Building (Wing A & B)**

Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Work Completion 2 nd Report as on 09.08.2023	Work Completion as on 04.01.2024
1	Excavation & Shore Piling			Work is Completed	Work is completed
2	Basement	51.85	51.85	Slab Work, Block work & Internal Plaster work, door frame & window frame work is completed	Slab Work. Blockwork, Internal Plaster work, Electric work, Sanitary work, Door & Window frames are Completed. Flooring, Kitchen & Toilet Tiling work and Gypsum plaster work is in progress.
3	Ground Floor	246.44	246.44	Slab Work, Block work & Internal Plaster work, door frame & window frame work is completed, External plaster work is in progress	Slab Work. Blockwork, Internal Plaster work, Electric work, Sanitary work, Door & Window frames are Completed. Flooring, Kitchen & Toilet Tiling work and Gypsum plaster work is in progress.
4	1st Floor	241.65	241.65	Slab Work, Block work & Internal Plaster work, door frame & window frame work, flooring & tiling work is completed	Slab Work. Blockwork, Internal Plaster work, Electric work, Sanitary work, Door & Window frames are Completed. Flooring, Kitchen & Toilet Tiling work and Gypsum plaster work is in progress.
5	2nd Floor	241.65	241.65	Slab Work, Block work & Internal Plaster work, door frame & window frame work is completed	Slab Work. Blockwork, Internal Plaster work, Electric work, Sanitary work, Door & Window frames are Completed. Flooring, Kitchen & Toilet Tiling work and Gypsum plaster work is in progress.
6	3rd Floor	241.65	241.65	Slab Work, Block work & Internal Plaster work, door frame & window frame work is completed	Slab Work. Blockwork, Internal Plaster work, Electric work, Sanitary work, Door & Window frames are Completed. Flooring, Kitchen & Toilet Tiling work and Gypsum plaster work is in progress.
7	4th Floor	241.65	241.65	Slab Work, Block work & Internal Plaster work, door frame & window frame work is completed	Slab Work. Blockwork, Internal Plaster work, Electric work, Sanitary work, Door & Window frames are Completed. Flooring, Kitchen & Toilet Tiling work and Gypsum plaster work is in progress.

Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Work Completion 2 nd Report as on 09.08.2023	Work Completion as on 04.01.2024
8	5th Floor	241.65	241.65	Slab Work, Block work & Internal Plaster work, door frame & window frame work is completed	Slab Work. Blockwork, Internal Plaster work, Electric work, Sanitary work, Door & Window frames are Completed. Flooring, Kitchen & Toilet Tiling work and Gypsum plaster work is in progress.
9	6th Floor	241.65	241.65	Slab Work, Block work & Internal Plaster work, door frame & window frame work is completed	Slab Work. Blockwork, Internal Plaster work, Electric work, Sanitary work, Door & Window frames are Completed. Flooring, Kitchen & Toilet Tiling work and Gypsum plaster work is in progress.
10	7th Floor	241.65	241.65	Slab Work, Block work & Internal Plaster work, door frame & window frame work is completed	Slab Work. Blockwork, Internal Plaster work, Electric work, Sanitary work, Door & Window frames are Completed. Flooring, Kitchen & Toilet Tiling work and Gypsum plaster work is in progress.
11	8th Floor	241.65	241.65	Slab Work, Block work & Internal Plaster work, door frame & window frame work is completed	Slab Work. Blockwork, Internal Plaster work, Electric work, Sanitary work, Door & Window frames are Completed. Flooring, Kitchen & Toilet Tiling work and Gypsum plaster work is in progress.
12	9th Floor	241.65	241.65	Slab Work, Block work & Internal Plaster work, door frame & window frame work is completed	Slab Work. Blockwork, Internal Plaster work, Electric work, Sanitary work, Door & Window frames are Completed. Flooring, Kitchen & Toilet Tiling work and Gypsum plaster work is in progress.
13	10th Floor	241.65	241.65	Slab Work, Block work & Internal Plaster work, door frame & window frame work is completed	Slab Work. Blockwork, Internal Plaster work, Electric work, Sanitary work, Door & Window frames are Completed. Flooring, Kitchen & Toilet Tiling work and Gypsum plaster work is in progress.
14	11th Floor	241.65	241.65	Slab Work, Block work & Internal Plaster work, door frame & window frame work is completed	Slab Work. Blockwork, Internal Plaster work, Electric work, Sanitary work, Door & Window frames are Completed. Kitchen & Toilet Tiling work and Gypsum plaster work is in progress.
15	12th Floor	241.65	241.65	Slab Work, Block work & Internal	Slab Work. Blockwork, Internal

Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Work Completion 2 nd Report as on 09.08.2023	Work Completion as on 04.01.2024
				Plaster work, door frame & window frame work is completed	Plaster work, Electric work, Sanitary work, Door & Window frames are Completed. Kitchen & Toilet Tiling work and Gypsum plaster work is in progress.
16	Terrace Floor	38.89	38.89	Slab Work, Block work & Internal Plaster work, door frame & window frame work is completed	Slab Work, Block work & Internal Plaster work, door frame & window frame work is completed
Total		3,237.00	3,237.00		
Stack Parking		34.00	-		

- ✓ As per site inspection, slab work is completed upto 13th Floor.
- ✓ Building approval drawings submitted to us has building permission upto 13th Floor only.
- ✓ Bank has sanctioned the loan upto 12th floor only.
- ✓ Accordingly, we have considered construction area upto 12th Floor only for present LIE report.

6. Details of the Project as Financed By SBI:

6.1. Project Cost: (as per C.A. Certificate)

Particulars	Estimated Cost (in Cr.)	Incurred Cost (In Cr.) till 31.03.2024 dated 05.05.2024 by M/s. Shyam Prajapati & Associates	Incurred Cost (In Cr.) till 31.12.2023 dated 20.02.2024 by M/s. Naveen Tripathi & Chartered Accountant	
Land Cost	0.34	0.34	0.34	-
Rent Cost	1.84	1.55	1.36	0.19
TDR Cost	0.61	1.08	1.08	-
Construction cost of Building	11.41	11.50	8.61	2.89
Premium Cost / FSI / GOM Charges / fees / security Deposits	4.50	4.60	4.60	-
Architect Cost, RCC & Other Professional Cost	0.34			
Administrative Cost	0.46	0.98	0.91	0.07
Marketing Cost	0.55			
Interest Cost	0.85	0.27	0.27	-
Contingency Cost	0.23	-	-	-
Total	21.13	20.32	17.17	3.15

- ✓ The Builder has incurred about 1.55 Cr. Rent Cost, 11.50 Cr. as construction cost, 0.98 Cr. for on-site expenditure, in last quarter till 31.03.2024 as per C.A. certificate issued by M/s. Shyam Prajapati & Associates dated 05.05.2024.

6.2. Project Cost: (as per Bills):

Particulars	Incurred Cost (in Cr.)		
	31.03.2024 as per Bill (Inclusive GST)	31.12.2023 as per Bill (Inclusive GST)	Net
Land Cost	0.34	0.34	-
Rent Cost	1.55	1.37	0.18
TDR Cost	1.08	1.08	-
Construction cost of Building	9.83	6.01	3.82
Premium Cost / FSI / GOM Charges / fees / security Deposits	5.70	5.69	0.01
Architect Cost, RCC & Other Professional Cost	0.60	0.60	-
Administrative Cost	0.39	0.35	0.04
Marketing Cost	0.03	0.02	0.01
Interest Cost	0.22	0.18	0.04
Contingency Cost	-	-	-
Total	19.74	15.64	4.11

Note: The builder has paid the cash amount to the contractor of amount 0.58 Cr. which is not considered in this LIE report.

6.3. Land Cost:

Sr. No.	Agreement Name	Date	Particulars	Total Cost in ₹	Incurred Cost in ₹
1	Development Agreement	16.02.2022	Stamp Duty	33,25,725.00	33,25,725.00
2			Reg. Fees	30,000.00	30,000.00
3				1,500.00	1,500.00
TOTAL				33,57,225.00	33,57,225.00

As per developer agreement.

Summary of Bills

Sr. No.	Particulars	Amount in ₹ (till 31.03.2024)	Amount in ₹ (in Cr.)	Amount in ₹ (till 31.12.2023)	Amount in ₹ (in Cr.)	Net in ₹ (in Cr.)
1	TDR Cost	1,08,16,962.00	1.08	1,08,16,962.00	1.08	-
2	Construction Cost	9,83,40,427.00	9.83	6,01,40,336.00	6.01	3.82
3	Rent Cost	1,55,36,746.00	1.55	1,36,94,653.00	1.37	0.18
4	Premium Cost / FSI / GOM Charges / fees / security Deposits	5,69,96,599.00	5.70	5,69,26,599.00	5.69	0.01
5	Professional Cost	59,60,850.00	0.60	59,60,850.00	0.60	-
6	Administrative Cost	39,31,187.00	0.35	35,11,824.00	0.35	0.04
7	Marketing Cost	2,68,100.00	0.02	1,68,100.00	0.02	0.01
8	Contingency Cost	-	-	-	-	-
TOTAL		19,18,50,871.00	19.19	15,12,19,324.00	15.12	4.06

Note: Bills were provided by the client up to 31.03.2024

6.4. Interest Cost:

Sr. No	Particulars	Estimate Amount in ₹	Incurred Amount in ₹ (till 31.03.2024)	Incurred Amount in ₹ (till 31.12.2023)	Net	Balance Amount in ₹
1	Interest Cost	85,00,000.00	22,32,034.00	17,95,155.00	4,36,879.00	62,67,966.00
	TOTAL	85,00,000.00	22,32,034.00	17,95,155.00	4,36,879.00	62,67,966.00

Interest Cost is based on discussion with the client.

6.5. Cost of Construction as on 10th April 2024:

Sr. No.	Floor	Total Construction Area in Sq. M.	Completed Area in Sq. M.	Rate per Sq. M.	Full Value after completion	Percentage of work completed	Actual Expenditure till date in `
1	Basement	51.85	51.85	30,000.00	15,55,500.00	70%	10,88,850.00
2	Ground	246.44	246.44	30,000.00	73,93,200.00	75%	55,44,900.00
3	1st	241.65	241.65	30,000.00	72,49,500.00	75%	54,37,125.00
4	2nd	241.65	241.65	30,000.00	72,49,500.00	75%	54,37,125.00
5	3rd	241.65	241.65	30,000.00	72,49,500.00	75%	54,37,125.00
6	4th	241.65	241.65	30,000.00	72,49,500.00	75%	54,37,125.00
7	5th	241.65	241.65	30,000.00	72,49,500.00	75%	54,37,125.00
8	6th	241.65	241.65	30,000.00	72,49,500.00	75%	54,37,125.00
9	7th	241.65	241.65	30,000.00	72,49,500.00	75%	54,37,125.00
10	8th	241.65	241.65	30,000.00	72,50,100.00	75%	54,37,575.00
11	9th	241.65	241.65	30,000.00	72,49,500.00	75%	54,37,125.00
12	10th	241.65	241.65	30,000.00	72,49,500.00	75%	54,37,125.00
13	11th	241.65	241.65	30,000.00	72,49,500.00	70%	50,74,650.00
14	12th	241.65	241.65	30,000.00	72,49,500.00	70%	50,74,650.00
19	OHT / LMR	38.89	38.89	30,000.00	11,66,700.00	70%	8,16,690.00
	Sub - Total (A)	3,237.00	3,237.00		9,71,10,000.00		7,19,71,440.00
	STACK PARKING Nos.	34.00	-	5,00,000.00	1,70,00,000.00		-
	TOTAL COST OF CONSTRUCTION (A + B)				11,41,10,000.00	63%	7,19,71,440.00

Note:

- Details of work completed is as per site visit dated 10.04.2024 but report is prepared for 31st March quarter 2024.
- As per site inspection, slab work is completed upto 13th Floor.
- Building approval drawings submitted to us has building permission upto 13th Floor only.
- Bank has sanctioned the loan upto 12th floor only.
- Accordingly, we have considered construction area upto 12th Floor only for present LIE report.

Particulars	Estimated Cost (In Cr.)	Incurred Cost (in Cr.)			Net
		Issued dated 05.05.2024 till 31.03.2024 as per CA	As per Bills upto 31.03.2024	As per 2 nd LIE Report Bills upto 31.12.2023	
Land Cost	0.34	0.34	0.34	0.34	-
Rent Cost	1.84	1.55	1.55	1.37	0.18
TDR Cost	0.61	1.08	1.08	1.08	-
Construction cost of Building	11.41	11.50	9.83	6.01	3.82
Premium Cost / FSI / GOM Charges / fees / security Deposits	4.50	4.60	5.70	5.69	0.01
Architect Cost, RCC & Other Professional Cost	0.34	0.98	0.60	0.60	-
Administrative Cost	0.46		0.39	0.35	0.04
Marketing Cost	0.55		0.03	0.02	0.01
Interest Cost	0.85	0.27	0.22	0.18	0.04
Contingency Cost	0.23	-	-	-	-
Total	21.13	20.32	19.74	15.64	4.11

Note:

We have not considered the amount of 0.58 Cr. because builder has paid that amount in cash to the contractor.

We have considered Other Expenses, Printing & Stationery, and Water Bills cost is consider in on-site expenditure cost header but CA has considered them in cost of construction header .

We have considered Stamp Duty, Registration Charges and Brokerage against of sale flat are considered in marketing cost header.

As per plinth area, calculation the work completed is up to 63% of total work, which comes to ₹7.20 Cr. However, company has incurred cost of ₹9.83 Cr. till 31.03.2024 as per bill .

6.6. Comparison of Cost incurred on dated 31.03.2024 & 31.12.2023

Particulars	31.03.2024 as per Bill	31.12.2023 as per Bill	Net	% of net amount
Land Cost	0.34	0.34	-	0.00%
Rent Cost	1.55	1.37	0.18	0.91%
TDR Cost	1.08	1.08	-	0.00%
Construction cost of Building	9.83	6.01	3.82	19.35%
Premium Cost / FSI / GOM Charges / fees / security Deposits	5.70	5.69	0.01	0.05%
Architect Cost, RCC & Other Professional Cost	0.60	0.60	-	0.00%
Administrative Cost	0.39	0.35	0.04	0.20%
Marketing Cost	0.03	0.02	0.01	0.05%
Interest Cost	0.22	0.18	0.04	0.201%
Contingency Cost	-	-	-	0.00%
Total	19.74	15.64	4.11	20.82%

6.7. % of Fund Utilised till 31st March 2024

Particulars	Estimated Project Cost (in Cr.)	Incurred cost as on 31.03.2024	% of Incurred Cost	% of Estimated Project Cost
Land Cost	0.34	0.34	98.74%	1.59%
Rent Cost	1.84	1.55	84.44%	7.35%
TDR Cost	0.61	1.08	177.33%	5.12%
Construction cost of Building	11.41	9.83	86.19%	46.54%
Premium Cost / FSI / GOM Charges / fees / security Deposits	4.50	5.70	126.66%	26.97%
Architect Cost, RCC & Other Professional Cost	0.34	0.60	175.32%	2.82%
Administrative Cost	0.46	0.39	85.46%	1.86%
Marketing Cost	0.55	0.03	4.87%	0.13%
Interest Cost	0.85	0.22	26.26%	1.06%
Contingency Cost	0.23	-	0.00%	0.00%
Total	21.13	19.74	93.44%	93.44%

Based on above Calculation it is found that total Project cost incurred is 93.44% of the Total Project Cost.

7. Means of Finance:

Sr. No.	Particulars	Exp. Cumulative (Cr.)
1.	Equity share capital / Quassi Loan from Promoter	5.14
2.	Sales (Advance from customer)	11.59
3.	Bank Loan Amount	3.59
4.	Unsecured Loan amount	-
	Total	20.32

The Details of the Means of Finance are provided by Client as on 31.03.2024.

8. Mandatory Arrangements:

Sr. No.	Particulars	Status
a.	Rainwater Harvesting	To be executed after RCC Structure
b.	Firefighting System	To be executed after RCC Structure
c.	Solid Waste Management	To be executed after RCC Structure

9. Quality of Construction:

Sr. No.	Particulars	Status
a.	Soundness of Structures	Executing as per approved Structural Design
b.	Look of Structures	Good
c.	Quality of Material Used	Good
d.	Safety Measures for Construction/labour	Taken Care by Contractor

10. Schedule V/s. Actual Progress:

Activity	Date of Implementation	Date of Completion	Status
Land			Completed
Development of Land			Completed
Foundation Work			Completed
Ground Floor Slab			Slab work is Completed
1st Floor Slab			Slab work is Completed
2nd Floor Slab			Slab work is Completed
3rd Floor Slab			Slab work is Completed
4th Floor Slab			Slab work is Completed
5th Floor Slab			Slab work is Completed
6th Floor Slab			Slab work is Completed
7th Floor Slab			Slab work is Completed
8th Floor Slab			Slab work is Completed
9th Floor Slab			Slab work is Completed
10th Floor Slab			Slab work is Completed
11th Floor Slab			Slab work is Completed
12th Floor Slab			Slab work is Completed
Block work / Internal Plaster work			Blockwork & Internal Plaster work is completed

Activity	Date of Implementation	Date of Completion	Status
Terrace Parapet wall / Overhead water tank / Lift Machine room / compound wall / External Plaster work			Terrace Parapet wall, OHT work is completed
Electric Work			Work is in progress
Water Proofing			Work is in progress
Plumbing Work			Work is in progress
Tiling / Marble Flooring			Work is in progress
Door Frames			Work is completed
Window Installation			Work is in progress
Staircase Flooring			
Staircase Railing			
Refuge Area Flooring			
Internal Painting			
External Painting			
Lift Work			
Fire Fighting Installation			
Stack Parking			
CP Fitting & Sanitary Work			Work is in progress
Final Finishing & Fitting			

11. Action initiated to complete the project in time:

For Rehab Cum Sales Building: Terrace Slab work, Block work & Internal plaster work is completed. External Plaster work, flooring is in progress.

12. Comments related to cost overrun if any:

The cost of Sales Building is ₹ 21.13 Cr.

13. Balance investment required for completion of project:

We opinion amount of ₹ 1.39 Cr. Will be required to complete the Project.

14. Mandatory Approval Status:

Sr. No.	Particulars	Name of Department	Status	Order Details
1	IOD of Building	Municipal Corporation of Greater Mumbai (MCGM).	Obtained and available at site	P-9914/2021/(1069)/R/N Ward/Dahisar R/N/337/1/New dated 11.05.2022
1A	1 st Amended	Municipal Corporation of Greater Mumbai (MCGM).	Obtained and available at site	P-9914/2021/(1069)/R/N Ward/Dahisar R/N/337/1/New dated 12.08.2022
1B	2 nd	Municipal Corporation of	Obtained and	P-9914/2021/(1069)/R/N Ward/Dahisar



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Sr. No.	Particulars	Name of Department	Status	Order Details
	Amended	Greater Mumbai (MCGM).	available at site	R/N/337/1/New dated 10.08.2023
2A	First C.C.	Municipal Corporation of Greater Mumbai (MCGM).	Obtained and available at site	P-9914/2021/(1069)/R/N Ward/Dahisar/R/N/CC/1/New dated 18.07.2022 valid upto 17.07.2023 (This CC is endorsed for the work upto plinth level as per approved plan dated 11.05.2022)
2B	Second C.C.	Municipal Corporation of Greater Mumbai (MCGM).	Obtained and available at site	P-9914/2021/(1069)/R/N Ward/Dahisar/R/N/FCC/3/Amend dated 29.08.2022 valid upto 28.08.2023.(This CC is endorsed for the work upto plinth level as per approved plan dated 12.08.2022)
2C	Third C.C.	Municipal Corporation of Greater Mumbai (MCGM).	Obtained and available at site	P-9914/2021/(1069)/R/N Ward/Dahisar/R/N/FCC/4/Amend dated 26.12.2022 valid upto 25.12.2023. (This CC is endorsed for the work for Basement (Part) + Ground Floor + 1st to 8th Upper Floor + Parking Tower)
2D	Fourth C.C.	Municipal Corporation of Greater Mumbai (MCGM).	Obtained and available at site	P-9914/2021/(1069)/R/N Ward/Dahisar/R/N/FCC/5/Amend dated 24.07.2023 valid upto 17.04. (This CC is endorsed for the work for Basement (Part) + Ground Floor + 1st to 9th Upper Floor + LMR/OHT + Parking Tower)
2E	Fifth C.C.	Municipal Corporation of Greater Mumbai (MCGM).	Obtained and available at site	P-9914/2021/(1069)/R/N Ward/Dahisar/R/N/FCC/6/Amend dated 18.08.2023 valid upto 17.08.2024 issued by Municipal Corporation of Greater Mumbai. (This CC is endorsed for the work for Basement (Part) + Ground Floor + 1 st to 12 th Upper Floor + LMR/OHT + Parking Tower as per approved amended plan dated 10.08.2023)
2F	Sixth C.C.	Municipal Corporation of Greater Mumbai (MCGM).	Obtained and available at site	P-9914/2021/(1069)/R/N Ward/Dahisar/R/N/FCC/7/Amend dated 20.09.2023 valid upto 17.07.2024 issued by Municipal Corporation of Greater Mumbai. (This CC is endorsed for the work for Basement (Part) + Ground Floor + 1 st to 13 th Upper Floor + LMR/OHT + Parking Tower as per approved amended plan dated 10.08.2023)
3B	Occupancy	Municipal Corporation of Greater Mumbai (MCGM).	Pending (Project is not completed)	

15. Status Insurance Coverage:

Information not provided



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



16. Assumptions & Remarks:

- The adequacy of Engineering / Structural design is beyond the scope of our assignment.
- Estimated project completion date is 30/06/2025 for Rehab cum Sales Building respectively. The cost is certified based on the assumptions that the project will be completed within period. Few assumptions were made regarding inflation & cost rise etc. during construction period.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008

Auth. Sign.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



About the Project:

1. Introduction					
a) Project Name (With Address & Phone Nos.)	<p>"Jysotna Hertiage", Proposed Redevelopment of building name "The Dahisar R. K. Nayak Niwasi CHS Ltd.", on Plot bearing C.T.S. No. 1069, R/ N Ward, Maratha Colony Road, Opp. Movie Time Cinema, Village – Dahisar, Dahisar (East), Mumbai – 400 068, State – Maharashtra, Country – India.</p> <p><u>Contact Person:</u> Mr. Shailesh Ingale (Site Engineer) Mb. No. 7709000769 Mr. Dipesh Mahyavanshi (Accountant) Mb. No. 8830313144 Mr. Kailash Sinari (Consultants) Mb. No. 9820950342</p>				
b) Purpose of Valuation	As per request from State Bank of India, SME Chembur Branch to assess fair market value of the Project for LIE purpose.				
c) Date of Inspection of Property	10.04.2024				
d) Date of LIE Report	09.05.2024				
e) Name of the Developer of Property (in case of developer built properties)	M/s. Shree Sainamah Homes LLP Office No.1, 1 st Floor, Sun Moon CHS Ltd, Bldg. No.13 Rajendra Nagar, Dattapada Road, Borivali (East) Mumbai, Pin Code – 400 066, State - Maharashtra, Country – India				
2. Physical Characteristics of the Property					
a) Location of the Property	<p>"Jysotna Hertiage", Proposed Redevelopment of building name "The Dahisar R. K. Nayak Niwasi CHS Ltd.", on Plot bearing C.T.S. No. 1069, R/ N Ward, Maratha Colony Road, Opp. Movie Time Cinema, Village – Dahisar, Dahisar (East), Mumbai – 400 068, State – Maharashtra, Country – India.</p>				
Brief description of the property					
<p>TYPE OF THE BUILDING</p> <p>1. <u>Rehab cum Sales Building (Wing A & B)</u></p> <table border="1"> <tr> <td>No. of Floors</td> <td>Basement (Part) + Ground Floor + 1st to 12th Upper Residential Floor</td> </tr> <tr> <td>Building type</td> <td>Residential Rehab cum Sale building</td> </tr> </table> <p>Rehab cum Sales Building work is given on contract based for RCC contract. Developer has grant to the contractor do the work of construction and completion includes Concrete work, Reinforcement work, Masonry, Internal Plaster, External Plaster and other miscellaneous work such as repairing, joints b/w concrete and masonry surface, etc. Bill must be paid on measurement of construction area exclusive of Steel, Cement & other construction material. Lift & lift installation contract is not finalized till now. Firefighting work contract is not finalized.</p> <p><u>PROPOSED DATE OF COMPLETION & FUTURE LIFE:</u> Expected completion date as per RERA is 30th June 2025.</p>		No. of Floors	Basement (Part) + Ground Floor + 1st to 12th Upper Residential Floor	Building type	Residential Rehab cum Sale building
No. of Floors	Basement (Part) + Ground Floor + 1st to 12th Upper Residential Floor				
Building type	Residential Rehab cum Sale building				

ABOUT PROJECT:																					
Jyotsna Heritage is a residential development in Dahisar, Mumbai. The project is built by Shree Sainamah Homes LLP. They provide 1RK, 1BHK, 2BHK and 3BHK apartments with all necessities.																					
Nearby landmark	Near Ravindra Hotel																				
Postal Address of the Property	" Jyotsna Heritiage ", Proposed Redevelopment of building name "The Dahisar R. K. Nayak Niwasi CHS Ltd.", on Plot bearing C.T.S. No. 1069, R/ N Ward, Maratha Colony Road, Opp. Movie Time Cinema, Village – Dahisar, Dahisar (East), Mumbai – 400 068, State – Maharashtra, Country – India.																				
Area of the plot/land (Supported by a plan)	Net Plot Area: 868.17 Sq. M.																				
Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked.	Solid land																				
Independent access/approach to the property etc.	Yes																				
Google Map Location of the Property with a neighborhood layout map	Provided																				
Details of roads abutting the property	13.40 M wide road																				
Description of adjoining property	Located in Higher Middle-class locality																				
Plot No. Survey No.	C.T.S. No. 1069,																				
Ward/Village/Taluka	Village – Dahisar, Taluka – Borivali																				
Sub-Registry/Block	R / N Ward, Borivali																				
District	District - Mumbai Suburban																				
b) Boundaries of the Plot																					
	<table border="1"> <thead> <tr> <th></th> <th>As per Agreement</th> <th>As per RERA Certificate</th> <th>Actual</th> </tr> </thead> <tbody> <tr> <td>North</td> <td>13.40 M. wide D. P. Road</td> <td>13.40 M. wide D. P. Road</td> <td>Maratha Colony Road</td> </tr> <tr> <td>South</td> <td>Sai Mandir Building on plot bearing CTS No. 1055</td> <td>Sai Mandir Building CTS No. 1055</td> <td>Sanjivani Hospital and Sai Mandir</td> </tr> <tr> <td>East</td> <td>Amit Apartment building on plot bearing CTS No. 1071</td> <td>Amit Apartment building CTS No. 1071</td> <td>Amit Apartment</td> </tr> <tr> <td>West</td> <td>Gawade Chawl on plot bearing CTS No. 1068 & 1066</td> <td>Gawade Chawl CTS No. 1068 & 1066</td> <td>Open Plot</td> </tr> </tbody> </table>		As per Agreement	As per RERA Certificate	Actual	North	13.40 M. wide D. P. Road	13.40 M. wide D. P. Road	Maratha Colony Road	South	Sai Mandir Building on plot bearing CTS No. 1055	Sai Mandir Building CTS No. 1055	Sanjivani Hospital and Sai Mandir	East	Amit Apartment building on plot bearing CTS No. 1071	Amit Apartment building CTS No. 1071	Amit Apartment	West	Gawade Chawl on plot bearing CTS No. 1068 & 1066	Gawade Chawl CTS No. 1068 & 1066	Open Plot
	As per Agreement	As per RERA Certificate	Actual																		
North	13.40 M. wide D. P. Road	13.40 M. wide D. P. Road	Maratha Colony Road																		
South	Sai Mandir Building on plot bearing CTS No. 1055	Sai Mandir Building CTS No. 1055	Sanjivani Hospital and Sai Mandir																		
East	Amit Apartment building on plot bearing CTS No. 1071	Amit Apartment building CTS No. 1071	Amit Apartment																		
West	Gawade Chawl on plot bearing CTS No. 1068 & 1066	Gawade Chawl CTS No. 1068 & 1066	Open Plot																		

4. Document Details and Legal Aspects of Property:	
a)	Ownership Documents (Building Permission, Commencement Certificate & Status of Plan)
	Sale Deed, Gift Deed, Lease Deed
	1. Copy of Development Agreement dated 16.02.2022 between M/s. The Dahisar R. K. Nayak Niwasi Co-operative Housing Society Limited (The Society) and M/s. Shree Sainamah Homes LLP (The Developer) registered vide No. BRI-3-1904-2022 dated 16.02.2022.
	2. Copy of Power of Attorney Agreement dated 16.02.2022 M/s. The Dahisar R. K. Nayak Niwasi Co-operative Housing Society Limited (The First Party) and M/s. Shree Sainamah Homes LLP (The Second Party) registered vide No. BRL-3-1904-2022 dated 16.02.2022.
	3. Copy of Approved Plan No. P-9914/2021/(1069)/R/N Ward/Dahisar R/N/337/1/New dated 11.05.2022 issued by Municipal Corporation of Greater Mumbai Approved upto: Basement (Part) + Ground Floor + 1st to 10th Upper Residential Floor + Parking Tower
	4. Copy of 1st Amended Approved Plan No. P-9914/2021/(1069)/R/N Ward/Dahisar R/N/337/1/New dated 12.08.2022 issued by Municipal Corporation of Greater Mumbai Approved upto: Basement (Part) + Ground Floor + 1st to 10th Upper Residential Floor + Parking Tower
	5. Copy of 2nd Amended Approved Plan No. P-9914/2021/(1069)/R/N Ward/Dahisar R/N/337/1/New dated 10.08.2023 issued by Municipal Corporation of Greater Mumbai Approved upto: Basement (Part) + Ground Floor + 1st to 13th Upper Residential Floor + Parking Tower
	6. Copy of 1st Commencement Certificate No. P-9914/2021/(1069)/R/N Ward/Dahisar/R/N/CC/1/New dated 18.07.2022 valid upto 17.07.2023 issued by Municipal Corporation of Greater Mumbai. (This CC is endorsed for the work upto plinth level as per approved plan dated 11.05.2022)
	7. Copy of 2nd Commencement Certificate No. P-9914/2021/(1069)/R/N Ward/Dahisar/R/N/FCC/3/Amend dated 29.08.2022 valid upto 28.08.2023 issued by Municipal Corporation of Greater Mumbai. (This CC is endorsed for the work upto plinth level as per approved plan dated 12.08.2022)
	8. Copy of 3rd Commencement Certificate No. P-9914/2021/(1069)/R/N Ward/Dahisar/R/N/FCC/4/Amend dated 26.12.2022 valid upto 25.12.2023 issued by Municipal Corporation of Greater Mumbai. (This CC is endorsed for the work for Basement (Part) + Ground Floor + 1st to 8th Upper Floor + Parking Tower)
	9. Copy of 4th Commencement Certificate No. P-9914/2021/(1069)/R/N Ward/Dahisar/R/N/FCC/5/Amend dated 24.07.2023 valid upto 17.04.2024 issued by Municipal Corporation of Greater Mumbai. (This CC is endorsed for the work for Basement (Part) + Ground Floor + 1st to 9th Upper Floor + LMR/OHT + Parking Tower)
	10. Copy of Concession Drawing Plan No. P-9914/2021/(1069)/R/N Ward/Dahisar R/N/337/1/New dated 07.03.2022 issued by Municipal Corporation of Greater Mumbai Approved upto: Basement (Part) + Ground Floor + 1st to 12th Upper Residential Floor + Parking Tower
	11. Copy of Fire NOC Certificate No. P-9914/2021/(1069)/R/N Ward/Dahisar R/N-CFO/1/New dated 09.02.2022 issued by Municipal Corporation of Greater Mumbai of Mumbai Fire Brigade.
	12. Copy of Title Certificate dated 19.02.2022 issued by Mr. Vikas R. Hirlekar.
	13. Copy of RERA Certificate No. P5180047220 dated 12.10.2022 issued by Maharashtra Real Estate Regulatory Authority.
	14. Copy of Solid Waste NOC Certificate No. P-9914/2021/(1069)/R/N Ward/Dahisar R/N/SWM/1/Amend/0/2022/R/N/WSII dated 21.07.2022 issued by Municipal Corporation of Greater Mumbai of Solid Waste Management Department.
	Copy of Hydraulic Engineer NOC Certificate No. PHE/002335/2022/R/N/WSII dated 06.07.2022 issued by Municipal Corporation of Greater Mumbai of Hydraulic Engineer's Department.
	15. Copy of Bills till 31.07.2023
	16. Copy of CA Certificate dated 02.08.2023 issued by M/s. Naveen Tripathi & Chartered Accountant
	17. Copy of 5th Commencement Certificate No. P-9914/2021/(1069)/R/N Ward/Dahisar/R/N/FCC/6/Amend dated 18.08.2023 valid upto 17.08.2024 issued by Municipal Corporation of Greater Mumbai.

	(This CC is endorsed for the work for Basement (Part) + Ground Floor + 1st to 12th Upper Floor + LMR/OHT + Parking Tower as per approved amended plan dated 10.08.2023)
	18. Copy of 6th Commencement Certificate No. P-9914/2021/(1069)/R/N Ward/Dahisar/R/N/FCC/7/Amend dated 20.09.2023 valid upto 17.07.2024 issued by Municipal Corporation of Greater Mumbai. (This CC is endorsed for the work for Basement (Part) + Ground Floor + 1st to 13th Upper Floor + LMR/OHT + Parking Tower as per approved amended plan dated 10.08.2023)
	19. Copy of CA Certificate dated 20.02.2024 issued by M/s. Naveen Tripathi & Chartered Accountant.
	20. Copy of Bills From 01.08.2023 to 31.12.2023

b)	Documents verified for present LIE report
	1. Copy of CA Certificate dated 05.05.2024 issued by M/s. Shyam Prajapati & Associates.
	2. Copy of Bills From 01.04.2024 to 31.03.2024
	3. Copy of CA Certificate (Form 3) dated 15.04.2024 issued by M/s. Bharat Kataria & Co.
	4. Copy of Engineer's Certificate dated 15.04.2024 issued by Ar. Devendra Gehalot
	5. Copy of Architect's Certificate dated 31.03.2024 issued by M/s. Creative Consultants & Designers



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

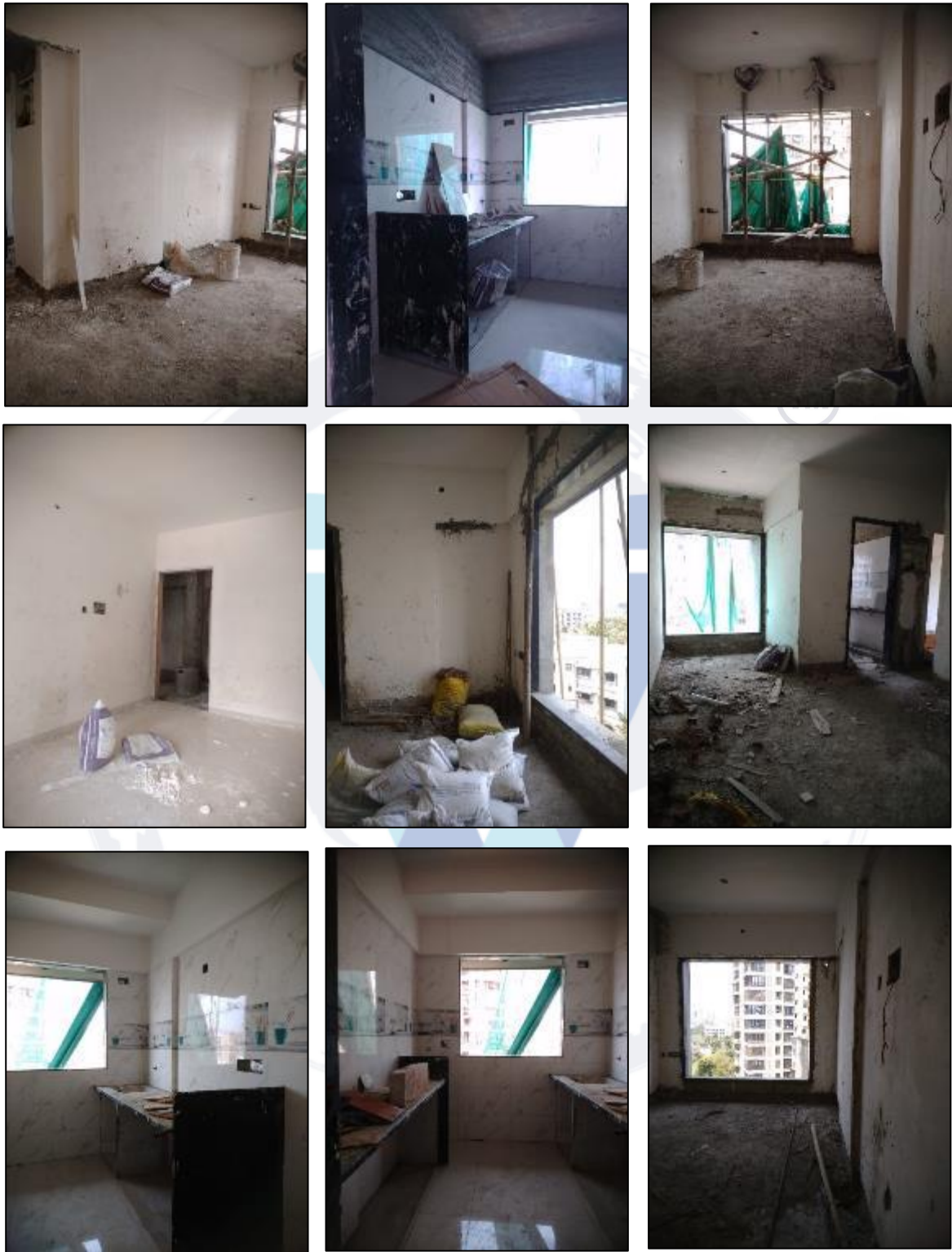
An ISO 9001 : 2015 Certified Company



Actual Site Photographs as on 10.04.2024



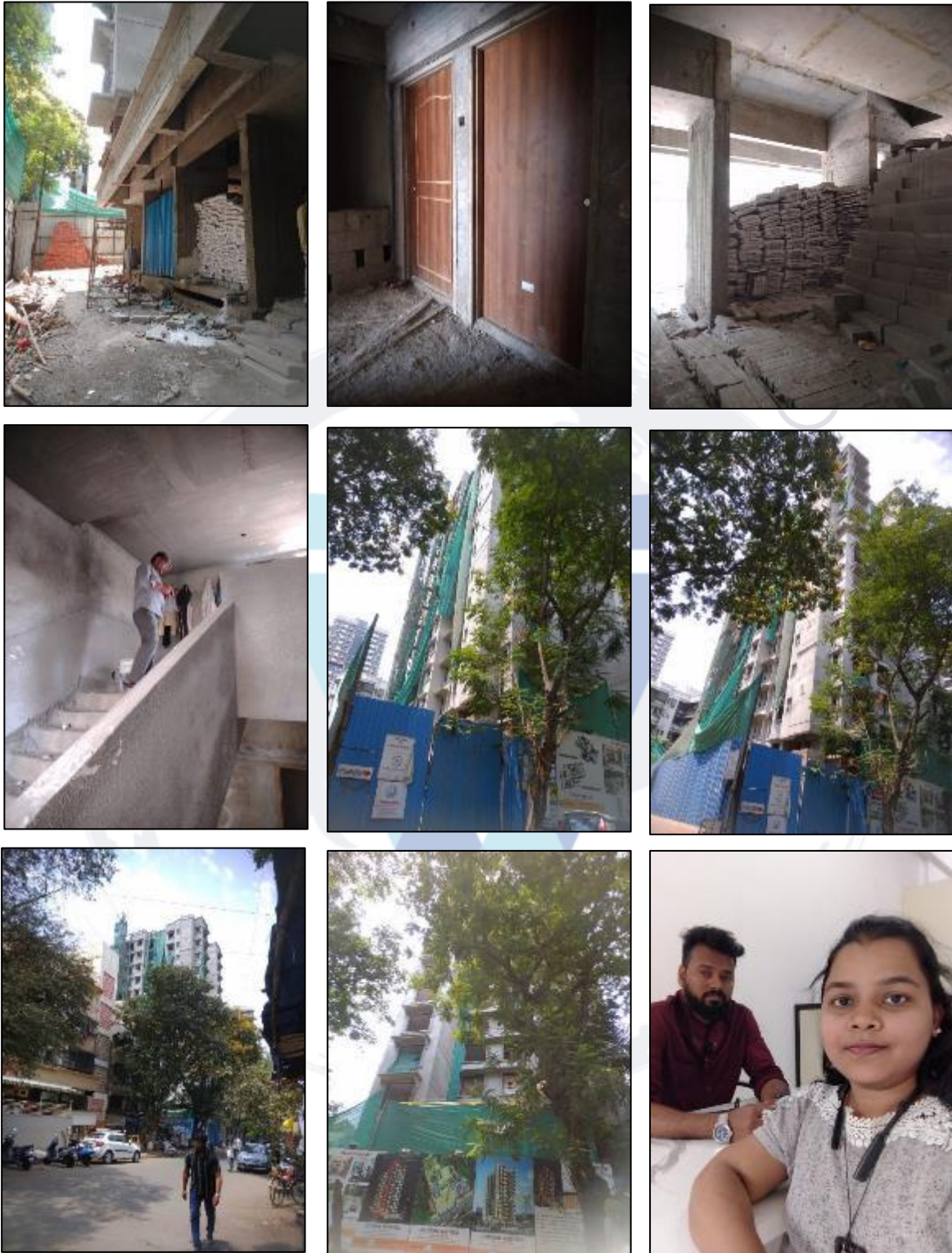
Actual Site Photographs as on 10.04.2024



Actual Site Photographs as on 10.04.2024

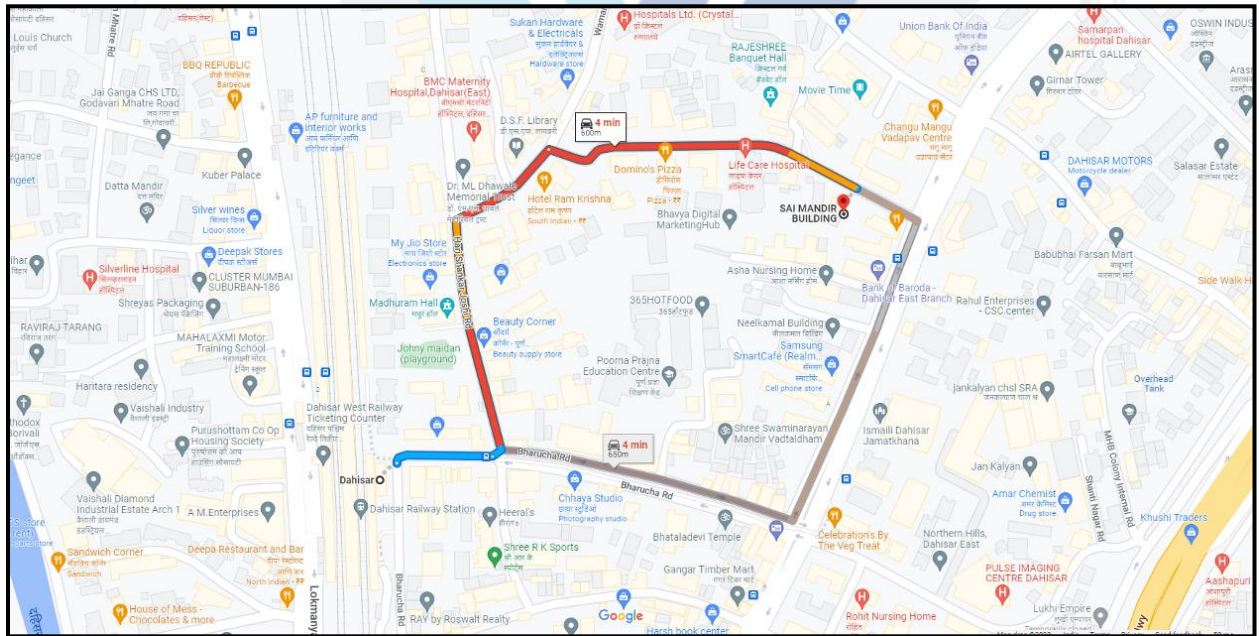
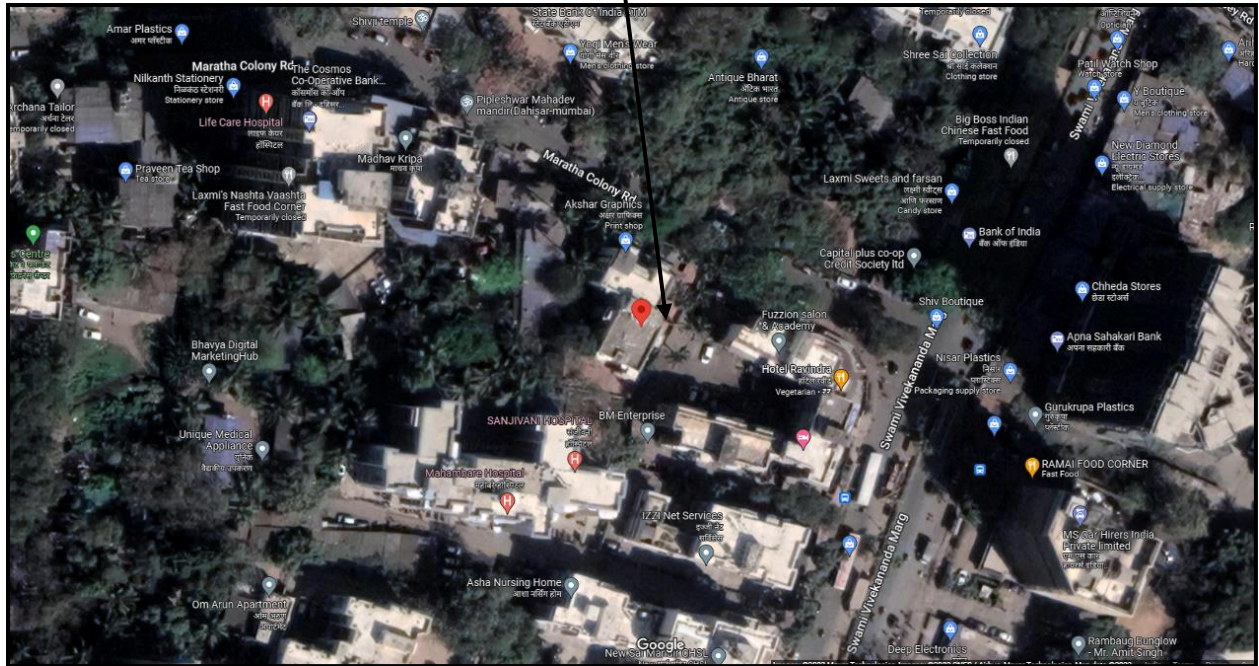


Actual Site Photographs as on 10.04.2024



Route Map of the property

Site u/r



Latitude Longitude: 19°15'04.7"N 72°51'47.1"E

Note: The Blue line shows the route to site from nearest railway station (Dahisar – 600 M.)



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



CA Certificate Dated 05.05.2024 till 31.03.2024**SHYAM PRAJAPATI & ASSOCIATES**

Office: - 108, Prince Plaza Co-Op Housing Society, Cabin Road, Near Bhayandar Phatak, Bhayandar East, Thane – 401 105.

CERTIFICATE

This is to certify that **SHREE SAINAMAH HOMES LLP** having its registered office at Office No.1, 1st Flr, Sun Moon CHS Ltd, Bldg No.13 Rajendra Nagar, Dattapada Road, Borivali (East) Mumbai Mumbai – 400066 has incurred the following expenses on 31.03.2024 towards the redevelopment project Jyotsna Heritage (RERA NO:-P51800047220) from Bank loan (State Bank of India).

The details of the estimated project cost and means of finance are as mentioned here under:-

(Rs. In
Crore)

Cost of project	Projected Cost	Incurred till Mar-2024	To be Incurred
Land Cost	0.34	0.34	0.00
Rent and Corpus to Society member	1.84	1.55	0.29
Approval & Permission Cost	5.11	5.68	-0.57
Construction Cost	12.00	11.50	0.50
Administration, Marketing & Professional Charges	1.27	0.98	0.29
Contingent Cost	0.23	0.00	0.23
Interest on Loan	0.85	0.27	0.58
Total	21.64	20.32	1.32

Means Of Finance	Projected Means	Infused till Mar-24	To be Incurred
Promoters construction i.e. Equity / Partner's Capital/ Unsecured Loan from Director	5.14	5.14	0.00
Unsecured Loan From Partner	-	-	-
Secured Loan	5.00	3.59	1.41
Sundry Creditors	-	-	-
Advance received from customer against flat sold/alloted	11.50	11.59	-0.09
Total	21.64	20.32	1.32

CA Certificate Dated 05.05.2024 till 31.03.2024



SHYAM PRAJAPATI & ASSOCIATES

Office: - 108, Prince Plaza Co-Op Housing Society, Cabin Road, Near Bhayandar Phatak, Bhayandar East, Thane – 401 105.

The aforesaid facts stated by us are certified to be true and correct as per books of accounts and documents produced before us.

**For Shyam Prajapati & Associates
Chartered Accountants**



CA. Shyam Prajapati
Proprietor
Membership No.182365
Dated: 05/05/2024
Place: Mumbai
UDIN No:- **24182365BKCPZX6568**



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

