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MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

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

## 4<sup>th</sup> LENDERS INDEPENDENT ENGINEER REPORT



Details of the property under consideration:

**Name of Project: Amey Apartments**

"Amey Apartments", Proposed Redevelopment on Plot bearing C.T.S. No. 182/C, 182/D & 182/E, Village Mogra, K/E Ward, Near Ravindra Joshi Medical Foundation Hospital, Andheri (East), Mumbai – 400 069, State – Maharashtra, Country – India

**Latitude Longitude: 19°07'29.2"N 72°51'17.8"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



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**Regd. Office**

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

+91 2247495919

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## FOURTH LENDERS INDEPENDENT ENGINEER REPORT

To,

**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

Subject: Construction of Proposed Redevelopment on Plot bearing C.T.S. No. 182/C, 182/D & 182/E, Village Mogra, K/E Ward, Near Ravindra Joshi Medical Foundation Hospital, Andheri (East), Mumbai – 400 069, State – Maharashtra, Country – India.

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

Dear Sir,

The Construction work as per approved plan was in progress during the site visit on 04<sup>th</sup> April 2024. Total expenditure occurred as on 31/03/2024 on this project by M/s. Amey Realty and Construction LLP is ₹ 38.49 Cr. & as per CA Certificate actual total expenditure occurred as on 31/03/2024 is ₹ 39.76 Cr. Hence, release of Balance Amount as requested by M/s. Amey Realty and Construction LLP is hereby recommended.

### DECLARATION

- The information furnished in the report is based on our 4<sup>th</sup> site visit Dated 04/04/2024 & Document Provided by Client.
- Vastukala 3<sup>rd</sup> LIE Report of the project dated 06/03/2023.
- 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.**

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.05.23 14:52:16 +05'30'

Auth. Sign.



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## 1. Purpose & Methodology

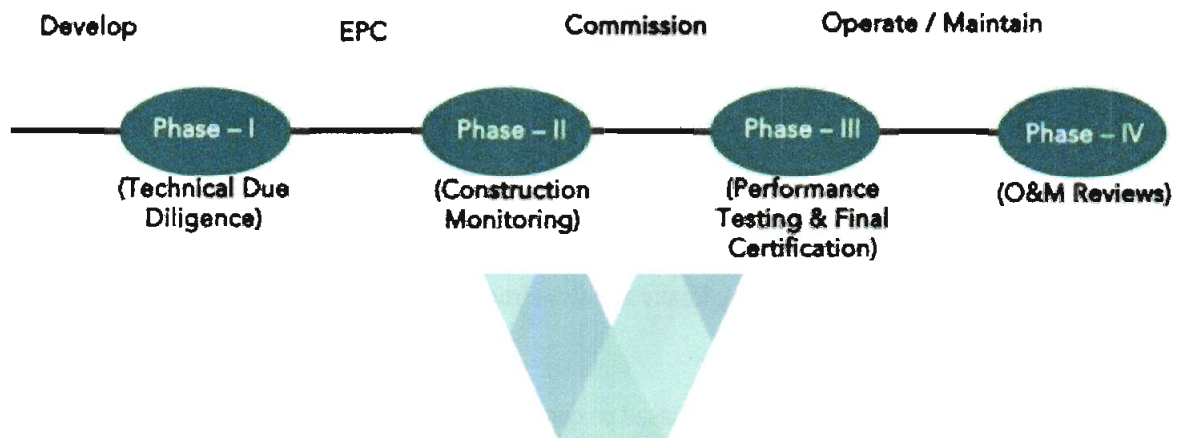
- State Bank of India Banks and financial institutions require monitoring & an independent review of the progress of the sanctioned projects

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



## FOURTH LENDERS INDEPENDENT ENGINEER REPORT OF "AMEY AMPARTMENTS"

**"Amey Apartments"**, Proposed Redevelopment on Plot bearing C.T.S. No. 182/C, 182/D & 182/E,  
Village Mogra, K/E Ward, Near Ravindra Joshi Medical Foundation Hospital, Andheri (East),  
Mumbai – 400 069, State – Maharashtra, Country – India

**Latitude Longitude: 19°07'29.2"N 72°51'17.8"E**

**NAME OF DEVELOPER: M/s. Amey Realty and Construction LLP**

Pursuant to instructions from State of India, SME Chembur Branch, Mumbai we have duly visited, inspected, surveyed & assessed the above said property on **04<sup>th</sup> April 2024** to determine the fair & reasonable market value of the said property/project as on Quarter ending **31<sup>st</sup> March 2024** for LIE purpose.

### 1. Location Details:

Proposed Redevelopment on Plot bearing C.T.S. No. 182/C, 182/D & 182/E, Village Mogra, K/E Ward, Near Ravindra Joshi Medical Foundation Hospital, Andheri (East), Mumbai – 400 069. It is about 2.3 Km. walking distance from Andheri 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:

<b>Name of builder</b>	<b>M/s. Amey Realty and Construction LLP</b>
<b>Project Rera Registration Number</b>	<b>P51800045221</b>
<b>Registered office address</b>	Office at 201-A, Vertex Vikas, Sir M.V. Road, Andheri (East), Mumbai – 400 069, State - Maharashtra, Country – India
<b>Contact details</b>	<b>Contact Person:</b> Mrs. Mona Mehta Mobile No. 7977952834
<b>E – mail ID and website</b>	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot/R G Reservation
On or towards South	18.30 D P Road
On or towards East	9.0 M. D P Road
On or towards West	CTS No. 185



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## 2. Introduction

As per Information on site M/s. Amey Realty and Construction LLP has acquired land by multiple surrender & supplementary & conveyance Agreement dated 21.12.2006, 10.02.2022, 02.01.2021, 06.02.2014, 17.01.2014, 28.06.2013, 13.02.2006, 13.03.2018, 08.04.2019 admeasuring area is **1,693.09 Sq. M.** bearing **CTS No. 182/C, 182/D & 183/E.** For the Proposed Residential Building.

## 3. Area Statement:

### 3.1. Land:

Date	Particular	Area in Sq. M.
10.02.2022	CTS No. 182/C	1,486.10
	CTS No. 183/D	65.90
	CTS No. 183/E	141.09
TOTAL		1,693.09

1. Copy of Deed of Conveyance dated 21.12.2006 between Smt. Rajudulari Pandey & Others (The Vendors) and M/s. Amey Constructions (The Purchaser) registered vide No. BDR1-02605-2007 dated 28.03.2007.
2. Copy of Supplementary Agreement dated 10.02.2022 M/s. Amey Constructions (The Owner) and Mr. Vinod Shantilal Trivedi (The Tenants) registered vide No. BDR1-2331-2022 dated 10.02.2022
3. Copy of Supplementary Agreement dated 10.02.2022 M/s. Amey Constructions (The Owner) and Mr. Bhupendra Shantilal Trivedi (The Tenants) registered vide No. BDR1-2330-2022 dated 10.02.2022
4. Copy of Deed of Surrender of Tenancy dated 02.01.2021 between Shri Pankaj Pandey + 1 Other (The Tenant) and M/s. Amey Realty & Construction LLP (The Purchaser)
5. Copy of Deed of Surrender of Tenancy dated 06.02.2014 between Shri Bheem K. Tiwari (The Tenant) and M/s. Amey Realty & Construction LLP (The Purchaser)
6. Copy of Deed of Surrender of Tenancy dated 17.01.2014 between Shri Ashokkumar M. Tiwari (The Tenant) and M/s. Amey Realty & Construction LLP (The Purchaser)
7. Copy of Deed of Surrender of Tenancy dated 17.01.2014 between Shri Lalji C. Tiwari + 1 Other (The Tenant) and M/s. Amey Realty & Construction LLP (The Purchaser)
8. Copy of Deed of Surrender dated 28.06.2013 between Mrs. Asha Ramesh Tiwari & Others (The Tenants) and M/s. Amey Constructions (The Owner)
9. Copy of Deed of Surrender dated 13.02.2006 between M/s. Bagwe housing Pvt. Ltd. (The Developers) and Smt. Rajdulari Pande & Others (The Owner)



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10. Copy of Declaration Cum Indemnity Agreement dated 28.06.2013 between Mrs. Asha Ramesh Tiwari & Others (The Tenants) and M/s. Amey Constructions (The Owner)
11. Copy of Declaration Cum Indemnity Agreement dated 06.02.2014 between Shri Bheem K. Tiwari (The Tenants) and M/s. Amey Constructions (The Owner)
12. Copy of Declaration Cum Indemnity Agreement dated 17.01.2014 between Shri Ashokkumar M. Tiwari (The Tenants) and M/s. Amey Constructions (The Owner)
13. Copy of Declaration Cum Indemnity Agreement dated 17.01.2014 between Shri Lalji C. Tiwari & other (The Tenants) and M/s. Amey Constructions (The Owner)
14. Copy of Alternate Accommodation Agreement dated 13.03.2018 between M/s. Amey Constructions (The Owner) and Mr. Deepchand C. Chandel (The Tenants) registered vide no. BDR -18 / 2521 dated 13.03.2018.
15. Copy of Alternate Accommodation Agreement dated 08.04.2019 between M/s. Amey Constructions (The Owner) and Mr. Vinod Shantilal Trivedi (The Tenants) registered vide no. BDR -18 / 4213 dated 08.04.2019.
16. Copy of Alternate Accommodation Agreement dated 08.04.2019 between M/s. Amey Constructions (The Owner) and Mr. Bhupendra Shantilal Trivedi (The Tenants) registered vide no. BDR -18 / 4214 dated 08.04.2019.
17. Copy of Power of Attorney dated 06.02.2014
18. Copy of Power of Attorney dated 17.01.2014
19. Copy of Power of Attorney dated 28.01.2013
20. Copy of Power of Attorney dated 17.01.2014
21. Copy of Special Power of Attorney dated 15.01.2007 given by Smt. Pushpavati R. Pandey
22. Copy of Special Power of Attorney dated 15.01.2007 given by Shri Vijaykumar R. Pandey
23. Copy of Special Power of Attorney dated 15.01.2007 given by Smt. Rajudulari R. Pandey
24. Copy of Special Power of Attorney dated 15.01.2007 given by Shri Santoshkumar R. Pandey
25. Copy of Special Power of Attorney dated 15.01.2007 given by Shri Laxminarayan R. Pandey
26. Copy of Special Power of Attorney dated 15.01.2007 given by Shri Seshnarayan R. Pandey

**3.2. Building Area:****3.2.1. As per Approved Plan:**

Sr. No.	Particulars	Area in Sq. M.
1	Area of Plot CTS Nos. 182C, 182D & 182E	1,693.00
2	Deduction for	
	(a) Proposed Set Back Area	4.81
	(b) Proposed D P Road CTS No. 182D	65.90
	(c) Any Reservation (M H Reservation)	-
	(d) Deduct Area of Plot to be handed over	648.92
	(e) Other	-
3	Balance Area of Plot	973.37
4	Deduction for 15% Recreational Ground, 10% Amenity space (If Deductible for Ind)	-
5	Net Plot Area (3-4)	973.37
6	Add area of Plot to be handed over	648.92
7	Additions for Floor Space Index	-
	a) Proposed D P Road (65.90 X 2)	131.80
	b) Setback Area (4.81 X 2)	9.62
8	Total Area (5+6+7)	1,763.71
9	Floor Space Index Permissible	1.00
10	Floor Space Index Credit available by	
	(i) Govt. FSI (50%)	811.15
	(ii) TDR (90%) as per table of DCPR (90% of 1622.29 = 1460.06) (1460.06 – (131.80 + 9.62 + 751.93))	566.71
	(iii) 40% of area in lieu of Land to be handed over to MCGM	648.92
	(iv) Built up area in lieu of handing over built-up Amenity free of cost	-
	(v) Total	2,026.78
11	Permissible Floor Area (8 X 9) Plus (V) above	3,790.49
12	Built up area proposed	3,789.12
13	Fungible built up area component permissible vide DCPR 2034 (3789.12 X 0.35)	1,326.20
14	Fungible built up area component proposed vide DCPR 2034	1,326.20
15	Total Gross Built up area permissible	5,116.69
16	Total Gross Built up area proposed	5,115.32
17	FSI consumed on Net Holding Area 16/3	3.89
Tenement Statement		
a	Proposed Area Item A - 12 above	5,115.32
b	Less Deduction for Non Resi. Built Up Area	1,095.83
c	Area Available for Tenements	4,019.49
d	Tenement Permissible = 240.93	181 Nos
e	Tenement Proposed	49 Nos
f	Tenement Existing	-
g	Total No. of Tenements	49 Nos
Parking Statement		
1	Parking Required	52
2	Parking Proposed	54
3	Scooter / Motor Cycle	

**3.2.2. As per Concession Drawing Plan:**

Sr. No.	Particulars	Area in Sq. M.
1	Area of Plot CTS Nos. 182C, 182D & 182E	1,693.00
2	Deduction for	
	(a) Proposed Set Back Area	-
	(b) Proposed D P Road CTS No. 182D	65.90
	(c) Any Reservation (M H Reservation)	1627.10
	(d) Deduct Area of Plot to be handed over	651.61
	(e) Other	-
3	Balance Area of Plot	975.49
4	Deduction for 15% Recreational Ground, 10% Amenity space (If Deductible for Ind)	-
5	Net Plot Area (3-4)	975.49
6	Add area of Plot to be handed over	651.61
7	Additions for Floor Space Index (Proposed D P Road (65.90 X 2))	131.80
8	Total Area (5+6+7)	1,758.90
9	Floor Space Index Permissible	1.00
10	Floor Space Index Credit available by	
	(i) Govt. FSI (50%)	813.55
	(ii) TDR (90%) as per table of DCPR (1464.39 - (65.90 X 2) - 754.16)	578.43
	(iii) 40% of area in lieu of Land to be handed over to MCGM	650.84
	(iv) Built up area in lieu of handing over built-up Amenity free of cost	754.16
	(v) Total	2,796.98
11	Permissible Floor Area (8 X 9) Plus (V) above	4,555.88
12	Built up area proposed	4,548.51
13	Fungible built up area component permissible vide DCPR 2034 (4548.51 X 0.35)	1,591.98
14	Fungible built up area component proposed vide DCPR 2034	1,591.98
15	Total Gross Built up area permissible	6,150.43
16	Total Gross Built up area proposed	6,140.49
17	FSI consumed on Net Holding Area 16/3	6.29
Tenement Statement		
a	Proposed Area Item A - 12 above	6,140.49
b	Less Deduction for Non Resi. Built Up Area	-
c	Area Available for Tenements	6,140.49
d	Tenement Permissible = 240.93	276 Nos
e	Tenement Proposed	75 Nos
f	Tenement Existing	-
g	Total No. of Tenements	-
Parking Statement		
1	Parking Required	96
2	Parking Proposed	96
3	Scooter / Motor Cycle	



**4. List of Approvals:**

1. Copy of Amended Approved Plan No. CE/8215/WS/AK/337/2/Amend dated 23.12.2021 issued by Municipal Corporation of Greater Mumbai

**Approved upto:**

**Wing A: Ground Floor + 1st to 13th Upper Residential Floor**

**Wing B: Ground Floor + 1st to 9th Upper Maternity Floor**

2. Copy of 1<sup>st</sup> Amended Approved Plan No. CE/8215/WS/AK/ dated 16.02.2023 issued by Municipal Corporation of Greater Mumbai

**Approved upto:**

**Wing A: Ground Floor + 1st to 12th Upper Residential Floor**

**Wing B: Ground Floor + 1st to 9th Upper Maternity Floor**

3. Copy of Concession Drawing Plan No. CE/8215/WS/AK/337/ dated 15.06.2021 issued by Municipal Corporation of Greater Mumbai

**Approved upto:**

**Wing A: Ground Floor + 1st to 19th Upper Residential Floor**

**Wing B: Ground Floor + 1st to 9th Upper Maternity Floor**

4. Copy of 1<sup>st</sup> Commencement Certificate No. CE/8215/WS/AK/CC/1/New dated 10.03.2022 issued by Municipal Corporation of Greater Mumbai.

**(This CC is endorsed for the work upto Plinth Level of Wing A & B)**

5. Copy of 2<sup>nd</sup> Commencement Certificate No. CE/8215/WS/AK/FCC/1/New dated 07.04.2022 valid till 06.04.2023 issued by Municipal Corporation of Greater Mumbai.

**(This CC is endorsed for the work upto Ground Floor + 1st to 5th Upper Residential Floor of Wing A)**

6. Copy of 3<sup>rd</sup> Commencement Certificate No. CE/8215/WS/AK/FCC/1/Amend dated 16.03.2023 valid till 09.03.2024 issued by Municipal Corporation of Greater Mumbai.

**(This CC is endorsed for the work upto Ground Floor + 1st to 12th Upper Residential Floor of Wing A & Ground Floor + 1st to 9th Upper Residential Floor of Wing B)**



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**5. LEVEL OF COMPLETION:****5.1. Maternity Building (Wing B)**

Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Work Completion as on 04.04.2024	Work Completion as on 3 <sup>rd</sup> LIE Report dated 06.03.2024
1	Excavation & Shore Piling			Work is Completed	Work is Completed
2	Ground Floor	151.28	151.28	100% work is completed & OC is pending	95% work is completed & lift installation & final finishing is pending
3	1st Floor	178.38	178.38	100% work is completed & OC is pending	95% work is completed & lift installation & final finishing is pending
4	2nd Floor	178.38	178.38	100% work is completed & OC is pending	95% work is completed & lift installation & final finishing is pending
5	3rd Floor	178.38	178.38	100% work is completed & OC is pending	95% work is completed & lift installation & final finishing is pending
6	4th Floor	178.38	178.38	100% work is completed & OC is pending	95% work is completed & lift installation & final finishing is pending
7	5th Floor	178.38	178.38	100% work is completed & OC is pending	95% work is completed & lift installation & final finishing is pending
8	6th Floor	178.38	178.38	100% work is completed & OC is pending	95% work is completed & lift installation & final finishing is pending
9	7th Floor	178.38	178.38	100% work is completed & OC is pending	95% work is completed & lift installation & final finishing is pending
10	8th Floor	178.38	178.38	100% work is completed & OC is pending	95% work is completed & lift installation & final finishing is pending
11	9th Floor	178.38	178.38	100% work is completed & OC is pending	95% work is completed & lift installation & final finishing is pending
22	Terrace Floor	59.03	59.03	100% work is completed & OC is pending	
<b>Total</b>		<b>1,815.73</b>	<b>1,815.73</b>		

**5.2. Rehab cum Sales Building (Wing A)**

Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Work Completion as on 04.04.2024	Work Completion as on 3 <sup>rd</sup> LIE Report dated 06.03.2024
1		Excavation & Shore Piling		Work is Completed	Work is Completed
2	Ground Floor	320.22	320.22	Slab Work, Blockwork, Plaster work are completed	Slab Work, Blockwork, Plaster work are completed
3	1st Floor	397.21	397.21	All the flats are 100% work is completed, External painting Lobby, lift & passage work is pending are completed	Slab Work, Blockwork, Plaster work, Toilet tiling work, Gypsum work, water proofing, kitchen platform & Door frame and window frame works are completed
4	2nd Floor	411.34	411.34	Slab Work, Blockwork, Plaster work, Gypsum work, water proofing, Kitchen Platform, toilet dadoing & Door and window frames works are completed	Slab Work, Blockwork, Plaster work, Toilet tiling work, Gypsum work, water proofing, kitchen platform & Door frame and window frame works are completed
5	3rd Floor	411.34	411.34	Slab Work, Blockwork, Plaster work, Gypsum work, water proofing, Kitchen Platform, toilet dadoing & Door and window frames works are completed	Slab Work, Blockwork, Plaster work, Toilet tiling work, Gypsum work, water proofing, kitchen platform & Door frame and window frame works are completed
6	4th Floor	411.34	411.34	Slab Work, Blockwork, Plaster work, Gypsum work, water proofing, Kitchen Platform, toilet dadoing & Door and window frames works are completed	Slab Work, Blockwork, Plaster work, Toilet tiling work, Gypsum work, water proofing, kitchen platform & Door frame and window frame works are completed
7	5th Floor	411.34	411.34	Slab Work, Blockwork, Plaster work, Gypsum work, water proofing, Kitchen Platform, toilet dadoing & Door and window frames works are completed	Slab Work, Blockwork, Plaster work, Toilet tiling work, Gypsum work, water proofing & Door frame and window frame works are completed
8	6th Floor	411.34	411.34	Slab Work, Blockwork, Plaster work, Gypsum work, water proofing, Kitchen Platform, toilet dadoing & Door and window frames works are completed	Slab Work, Blockwork, Plaster work, Gypsum work, water proofing & Door frame and window frame works are completed
9	7th Floor	411.34	411.34	Slab Work, Blockwork, Plaster work, Gypsum work, water proofing & Door and window frames works are completed	Slab Work, Blockwork, Plaster work, Gypsum work & Door frame and window frame works are completed
10	8th Floor	416.98	416.98	Slab Work, Blockwork, Plaster	Slab Work, Blockwork, Plaster

Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Work Completion as on 04.04.2024	Work Completion as on 3 <sup>rd</sup> LIE Report dated 06.03.2024
				work, Gypsum work, water proofing & Door and window frames works are completed	work, Gypsum work & Door frame and window frame works are completed
11	9th Floor	411.34	411.34	Slab Work, Blockwork, Plaster work, Gypsum work, water proofing & Door and window frames works are completed	Slab Work, Blockwork & Door frame and window frame works are completed
12	10th Floor	411.34	411.34	Slab Work, Blockwork, Plaster work, Gypsum work, water proofing & Door and window frames works are completed	Slab Work is completed, Block work is in progress
13	11th Floor	411.34	411.34	Slab Work, Blockwork, Plaster work, Gypsum work, water proofing & Door and window frames works are completed	Slab Work is completed
14	12th Floor	411.34	411.34	Slab Work is completed	Slab Work is completed
15	13th Floor	411.34		Shuttering work is in progress	
16	14th Floor	411.34			
17	15th Floor	412.94			
18	16th Floor	411.34			
19	17th Floor	411.34			
20	18th Floor	411.34			
21	19th Floor	411.34			
22	Terrace Floor	72.56			
<b>Total</b>		8,201.35	5,247.81		
<b>No. of Car Parking</b>		96 Nos			

**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 by M/s. Varma & Associates	Incurred Cost (In Cr.) till 31.12.2023 by M/s. Varma & Associates	Net
Land Cost	3.08	3.08	3.07	0.01
Rent Cost	0.27	0.40	0.37	0.03
Construction cost of Building	34.85	19.23	17.06	2.17
Premium Cost / FSI / GOM Charges / fees / security Deposits & TDR Cost	14.94	8.25	8.18	0.07
Architect Cost, RCC & Other Professional Cost	1.74	0.64	0.54	0.10
Administrative Cost	1.39	4.95	4.23	0.72
Marketing Cost	3.16			
Interest Cost (Bank Loan)	3.70	2.32	1.85	0.47
Contingency Cost	1.05	0.89	-	0.89
<b>Total</b>	<b>64.18</b>	<b>39.76</b>	<b>35.30</b>	<b>4.46</b>

- ✓ The Builder has incurred about 0.40 Cr. Rent Cost, 19.23 Cr. as construction cost, 8.25 Cr. for approval cost & TDR cost of project, 0.64 Cr. for professional charges, 4.95 Cr. for admin & marketing cost, 2.32 Cr. for interest cost of bank loan and 0.89 Cr. for DSRA amount in last quarter till 31.03.2024 as per C.A. certificate issued by M/s. Varma & Associates dated 25.04.2024.

**6.2. Project Cost: (as per Bills):**

Particulars	Incurred Cost (in Cr.)		Net
	31.03.2024 as per Bill (Inclusive GST)	31.12.2023 as per Bill (Inclusive GST)	
Land Cost	3.08	3.08	-
Rent Cost	0.40	0.37	0.03
Construction cost of Building	18.08	16.15	1.93
Premium Cost / FSI / GOM Charges / fees / security Deposits & TDR Cost	8.34	8.26	0.08
Architect Cost, RCC & Other Professional Cost	0.56	0.45	0.10
Administrative Cost	3.18	2.87	0.31
Marketing Cost	2.54	2.03	0.51
Interest Cost	2.32	1.85	0.47
Contingency Cost	-	-	-
<b>Total</b>	<b>38.49</b>	<b>35.07</b>	<b>3.42</b>

Note:



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**6.3. Land Cost:**

Sr. No.	Date	Description	Total Cost in ₹	Incurred Cost in ₹	Seller Name	Purchaser Name
1	28.06.2013	Deed of Surrender	30,00,000.00	30,00,000.00	Mrs. Asha Ramesh Tiwari + 2 Others	M/s. Amey Construction
2		Declaration Cum Indemnity	200.00	200.00		
3		Power of Attorney	100.00	100.00		
4	06.02.2014	Deed of Surrender	50,00,000.00	50,00,000.00	Bheem Kamlashankar Tiwari	M/s. Amey Construction
5		Power of Attorney	1,420.00	1,420.00		
6		Declaration Cum Indemnity	100.00	100.00		
7	17.01.2014	Deed of Surrender	70,00,000.00	70,00,000.00	Lalji Chandrabali Tiwari and 1 other	M/s. Amey Construction
8		Power of Attorney	1,020.00	1,020.00		
9		Declaration Cum Indemnity	110.00	110.00		
10	17.01.2014	Deed of Surrender	25,00,000.00	25,00,000.00	Ashokkumar Mahabali Tiwari	M/s. Amey Construction
11		Declaration Cum Indemnity	720.00	720.00		
12		Power of Attorney	510.00	510.00		
13	13.02.2006	Deed of Surrender	5,00,000.00	5,00,000.00	M/s. Bagwe Housing Pvt.Ltd	Raamdular pandey
14	21.12.2006	Conveyance Deed	72,00,000.00	72,00,000.00	Paamdular Pandey	M/s. Amey Construction
15		Stamp Duty	4,62,500.00	4,62,500.00		
16		Penalty Fees	37,000.00	37,000.00		
17		Reg. Fees	31,040.00	31,040.00		
18			100.00	100.00		
19	15.01.2007	Power of Attorney	110.00	110.00	Smt. Pushpavati Pandey	M/s. Amey Construction
20		Power of Attorney	110.00	110.00	Shri Vijaykumar Pandey	
21		Power of Attorney	110.00	110.00	Smt. Rajdulari Pandey	
22		Power of Attorney	110.00	110.00	Shri Santoshkumar Pandey	
23		Power of Attorney	110.00	110.00	Shri Laxminarayan Pandey	
24	10.01.2007	Reg. Fees	310.00	310.00		
25	12.04.2019	Alternate Accommodation Agreement	800.00	800.00	Vinod Trivedi	M/s. Amey Construction
26		Reg. Fees	100.00	100.00		
27		Stamp Duty	500.00	500.00		
28	13.03.2018	Alternate Accommodation	-	-	Deepchand Chandel	

Sr. No.	Date	Description	Total Cost in ₹	Incurring Cost in ₹	Seller Name	Purchaser Name
		Agreement				
29		Stamp Duty	43,000.00	43,000.00		
30		Reg. Fees	8,600.00	8,600.00		
31	08.04.2019	Alternate Accommodation Agreement	800.00	800.00	Bhupendra Trivedi	
32		Stamp Duty	14,000.00	14,000.00		
33		Reg. Fees	2,500.00	2,500.00		
34	02.01.2021	Deed of Surrender	45,00,000.00	45,00,000.00	Pankaj Pandey + 1	
35		Supplementary Agreement	1,50,000.00	1,50,000.00		
36	14.02.2022	Stamp Duty	32,300.00	32,300.00		
37		Reg. Fees	6,500.00	6,500.00		
38			1,300.00	1,300.00		
39	10.02.2022	Supplementary Agreement	2,50,000.00	2,50,000.00		
40		Stamp Duty	51,300.00	51,300.00		
41		Reg. Fees	10,300.00	10,300.00		
42			1,300.00	1,300.00		
<b>Total</b>			<b>3,08,08,980.00</b>	<b>3,08,08,980.00</b>		

As per multiple surrender agreement, conveyance deed & supplementary 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
1	Construction Cost	18,07,83,888.00	18.08	16,15,17,161.00	16.15	1.93
2	Rent Cost	39,82,276.00	0.40	37,06,172.00	0.37	0.03
3	Premium Cost / FSI / GOM Charges / fees / security Deposits & TDR Cost	8,33,91,780.00	8.34	8,26,22,880.00	8.26	0.08
4	Professional Cost	55,51,895.00	0.56	45,36,795.00	0.45	0.10
5	Administrative Cost	3,18,24,678.00	3.18	2,87,31,211.00	2.87	0.31
6	Marketing Cost	2,53,56,974.00	2.54	2,02,74,594.00	2.02	0.51
<b>TOTAL</b>		<b>33,08,91,490.00</b>	<b>33.09</b>	<b>30,13,88,812.00</b>	<b>30.14</b>	<b>2.95</b>

Note: Bills were provided by the client up to 31.03.2024

#### 6.4. Interest Cost:

Sr. No	Particulars	Estimate Amount in ₹	Incurring Amount in ₹ (till 31.03.2024)	Incurring Amount in ₹ (till 31.12.2023)	Difference in ₹	Balance Amount in ₹
1	Interest Cost	3,70,00,000.00	2,31,67,223.00	1,84,55,635.00	47,11,588.00	1,38,32,777.00
<b>TOTAL</b>		<b>3,70,00,000.00</b>	<b>2,31,67,223.00</b>	<b>1,84,55,635.00</b>	<b>47,11,588.00</b>	<b>1,38,32,777.00</b>

Interest Cost is based on discussion with the client.

Note: We have not considered the unsecured loan interest cost for the LIE calculation.



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**6.5. Cost of Construction as on 04<sup>th</sup> April 2024:****6.5.1. Maternity Building (Wing B)****Plinth Area Calculation**

Floors	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 ₹
Ground Floor	151.28	151.28	30,000.00	45,38,400.00	100%	45,38,400.00
1st Floor	178.38	178.38	30,000.00	53,51,400.00	100%	53,51,400.00
2nd Floor	178.38	178.38	30,000.00	53,51,400.00	100%	53,51,400.00
3rd Floor	178.38	178.38	30,000.00	53,51,400.00	100%	53,51,400.00
4th Floor	178.38	178.38	30,000.00	53,51,400.00	100%	53,51,400.00
5th Floor	178.38	178.38	30,000.00	53,51,400.00	100%	53,51,400.00
6th Floor	178.38	178.38	30,000.00	53,51,400.00	100%	53,51,400.00
7th Floor	178.38	178.38	30,000.00	53,51,400.00	100%	53,51,400.00
8th Floor	178.38	178.38	30,000.00	53,51,400.00	100%	53,51,400.00
9th Floor	178.38	178.38	30,000.00	53,51,400.00	100%	53,51,400.00
Terrace & OHT	59.03	59.03	30,000.00	17,70,900.00	100%	17,70,900.00
<b>TOTAL</b>	<b>1,815.73</b>	<b>1,815.73</b>		<b>5,44,71,900.00</b>	<b>100%</b>	<b>5,44,71,900.00</b>

Note: Details of work completed is as per site visit dated 04.04.2024 but report is prepared for 31<sup>st</sup> March quarter 2024.



**6.5.2. Rehab cum Sales Building (Wing A)****Plinth Area Calculation**

Floors	Construction Area in Sq. M.	Completed Area in Sq. M.	Rate per Sq. M.	Full Value after completion	% of work completed	Actual Expenditure till date in ₹
Ground Floor	320.22	320.22	30,000.00	96,06,600.00	70%	67,24,620.00
1st Floor	397.21	397.21	30,000.00	1,19,16,300.00	90%	1,07,24,670.00
2nd Floor	411.34	411.34	30,000.00	1,23,40,200.00	85%	1,04,89,170.00
3rd Floor	411.34	411.34	30,000.00	1,23,40,200.00	85%	1,04,89,170.00
4th Floor	411.34	411.34	30,000.00	1,23,40,200.00	85%	1,04,89,170.00
5th Floor	411.34	411.34	30,000.00	1,23,40,200.00	85%	1,04,89,170.00
6th Floor	411.34	411.34	30,000.00	1,23,40,200.00	73%	90,08,346.00
7th Floor	411.34	411.34	30,000.00	1,23,40,200.00	70%	86,38,140.00
8th Floor	416.98	416.98	30,000.00	1,25,09,400.00	70%	87,56,580.00
9th Floor	411.34	411.34	30,000.00	1,23,40,200.00	70%	86,38,140.00
10th Floor	411.34	411.34	30,000.00	1,23,40,200.00	70%	86,38,140.00
11th Floor	411.34	411.34	30,000.00	1,23,40,200.00	70%	86,38,140.00
12th Floor	411.34	411.34	30,000.00	1,23,40,200.00	50%	61,70,100.00
13th Floor	411.34		30,000.00	1,23,40,200.00		-
14th Floor	411.34		30,000.00	1,23,40,200.00		-
15th Floor	412.94		30,000.00	1,23,88,200.00		-
16th Floor	411.34		30,000.00	1,23,40,200.00		-
17th Floor	411.34		30,000.00	1,23,40,200.00		-
18th Floor	411.34		30,000.00	1,23,40,200.00		-
19th Floor	411.34		30,000.00	1,23,40,200.00		-
Terrace & OHT	72.56		30,000.00	21,76,800.00		-
<b>Sub – TOTAL</b>	<b>8,201.35</b>	<b>5,247.81</b>		<b>24,60,40,500.00</b>	<b>48%</b>	<b>11,78,93,556.00</b>
No. of Car Parking	96		<b>5,00,000.00</b>	<b>4,80,00,000.00</b>		-
<b>TOTAL</b>				<b>29,40,40,500.00</b>	<b>40%</b>	<b>11,78,93,556.00</b>

Note: Details of work completed is as per site visit dated 04.04.2024 but report is prepared for 31<sup>st</sup> March quarter 2024.

Particulars	Estimated Cost (In Cr.)	Incurred Cost (in Cr.)			Net
		Issued dated 25.04.2024 till 31.03.2024 as per CA	As per Bills upto 31.03.2024	As per Bills upto 31.12.2023	
Land Cost	3.08	3.08	3.08	3.08	-
Rent Cost	0.27	0.40	0.40	0.37	0.03
Construction cost of Building	34.85	19.23	18.08	16.15	1.93
Premium Cost / FSI / GOM Charges / fees / security Deposits & TDR Cost	14.94	8.25	8.34	8.26	0.08
Architect Cost, RCC & Other Professional Cost	1.74	0.64	0.56	0.45	0.10
Administrative Cost	1.39		3.18	2.87	0.31
Marketing Cost	3.16	4.95	2.54	2.03	0.51
Interest Cost	3.70	2.32	2.32	1.85	0.47
Contingency Cost	1.05	0.89	-	-	-
<b>Total</b>	<b>64.18</b>	<b>39.76</b>	<b>38.49</b>	<b>35.07</b>	<b>3.42</b>

**Note:**

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 CA Certificate, DSRA amount of ₹0.43 Cr. in contingency header but for LIE report we have not considered this amount.

As per site inspection, 100% of total work is completed, which amounts to ₹5.45 Cr. for Wing B and 40% of total work is completed, which amounts to ₹11.79 Cr. for Wing A. Hence 49% of total work is completed in project, which amounts to ₹17.24 Cr. However, as per data provided by client, they have incurred the cost of ₹18.08 Cr. till 31.03.2024 which consists of advances to vendors and cost incurred for on site material.

**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	3.08	3.08	-	0.00%
Rent Cost	0.40	0.37	0.03	0.08%
Construction cost of Building	18.08	16.15	1.93	5.01%
Premium Cost / FSI / GOM Charges / fees / security Deposits & TDR Cost	8.34	8.26	0.08	0.21%
Architect Cost, RCC & Other Professional Cost	0.56	0.45	0.10	0.26%
Administrative Cost	3.18	2.87	0.31	0.81%
Marketing Cost	2.54	2.03	0.51	1.33%
Interest Cost	2.32	1.85	0.47	1.22%
Contingency Cost	-	-	-	0.00%
Total	38.49	35.07	3.42	8.89%

**6.7. % of Fund Utilised till 31<sup>st</sup> March 2024**

Particulars	Estimated Project Cost (in Cr.)	Incurred cost as on 31.03.2024	% of Incurred Cost	% of Estimated Project Cost
Land Cost	3.08	3.08	100.00%	4.80%
Rent Cost	0.27	0.40	147.49%	0.62%
Construction cost of Building	34.85	18.08	51.87%	28.17%
Premium Cost / FSI / GOM Charges / fees / security Deposits	14.94	8.34	55.82%	12.99%
Architect Cost, RCC & Other Professional Cost	1.74	0.56	31.91%	0.87%
Administrative Cost	1.39	3.18	228.95%	4.96%
Marketing Cost	3.16	2.54	80.24%	3.95%
Interest Cost	3.70	2.32	62.61%	3.61%
Contingency Cost	1.05	-	0.00%	0.00%
Total	64.18	38.49	59.97%	59.97%

Based on above Calculation it is found that total Project cost incurred is 59.97% of the Total Project Cost.

**7. Means of Finance:**

Sr. No.	Particulars	Exp. Cumulative (Cr.)
1.	Equity share capital / Quassi Loan from Promoter	11.28
2.	Sales (Advance from customer)	14.49
3.	Bank Loan Amount	13.99
4.	Unsecured Loan Amount	-
	<b>Total</b>	<b>39.76</b>

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



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**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			Wing A & B Slab work is Completed
1st Floor Slab			Wing A & B Slab work is Completed
2nd Floor Slab			Wing A & B Slab work is Completed
3rd Floor Slab			Wing A & B Slab work is Completed
4th Floor Slab			Wing A & B Slab work is Completed
5th Floor Slab			Wing A & B Slab work is Completed
6th Floor Slab			Wing A & B Slab work is Completed
7th Floor Slab			Wing A & B Slab work is Completed
8th Floor Slab			Wing A & B Slab work is Completed
9th Floor Slab			Wing A & B Slab work is Completed
10th Floor Slab			Wing A Slab work is Completed
11th Floor Slab			Wing A Slab work is Completed
12th Floor Slab			Wing A Slab work is Completed
13th Floor Slab			Shuttering work is progress
14th Floor Slab			
15th Floor Slab			
16th Floor Slab			
17th Floor Slab			
18th Floor Slab			
19th Floor Slab			
Block work / Internal Plaster work			Wing A: - Till 9 <sup>th</sup> floor blockwork is completed Wing B; - Till 11 <sup>th</sup> floor blockwork is completed
Terrace Parapet wall /			Wing B – Work is completed

Activity	Date of Implementation	Date of Completion	Status
Overhead water tank / Lift Machine room / compound wall / External Plaster work			
Electric Work			Wing B – Work is completed Wing A - Work is in progress
Water Proofing			Wing B – Work is completed
Plumbing Work			Wing A - Work is in progress
Tiling / Marble Flooring			Wing A: - Till 6 <sup>th</sup> floor blockwork is completed Wing B – Work is completed
Door Frames			Wing A: - Till 11 <sup>th</sup> floor blockwork is completed Wing B – Work is completed
Window Installation			Wing B – Work is completed
Staircase Flooring			Wing B – Work is completed
Staircase Railing			Wing B – Work is completed
Refuge Area Flooring			Wing B – Work is completed
Internal Painting			Wing B – Work is completed
External Painting			Wing B – Work is completed
Lift Work			Wing B – Work is completed
Fire Fighting Installation			Wing B – Work is completed
Stack Parking			
CP Fitting & Sanitary Work			Wing B – Work is completed
Final Finishing & Fitting			Wing B – Work is completed

Work progress schedule is not shared by the developer.

### 11. Action initiated to complete the project in time:

**For Rehab cum Sales Building:** Wing A: 12th Floor Slab work is completed.

**For Maternity Building:** Wing B: 100% work is completed.

### 12. Comments related to cost overrun if any:

The cost of Sales Building is ₹ 64.18 Cr.

### 13. Balance investment required for completion of project:

We opinion amount of ₹ 25.69 Cr. Will be required to complete the Project.



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**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	CE/8215/WS/AK/337/2/Amend dated 23.12.2021
1A	1 <sup>st</sup> Amended	Municipal Corporation of Greater Mumbai (MCGM).	Obtained and available at site	CE/8215/WS/AK dated 16.02.2023
1B	2 <sup>nd</sup> Amended	Municipal Corporation of Greater Mumbai (MCGM).	Pending	-
2A	First C.C.	Municipal Corporation of Greater Mumbai (MCGM).	Obtained and available at site	CE/8215/WS/AK/CC/1/New dated 10.03.2022. This CC is endorsed for the work upto Plinth level for Wing A & B
2B	Second C.C.	Municipal Corporation of Greater Mumbai (MCGM).	Obtained and available at site	CE/8215/WS/AK/FCC/1/New dated 07.04.2022 valid till 06.04.2023. This CC is endorsed for the work upto Ground Floor + 1st to 5th Upper Residential Floor of Wing A
2C	Third C.C.	Municipal Corporation of Greater Mumbai (MCGM).	Obtained and available at site	CE/8215/WS/AK/FCC/1/Amend dated 16.03.2023 valid till 09.03.2024. This CC is endorsed for the work upto Ground Floor + 1st to 12th Upper Residential Floor of Wing A & Ground Floor + 1st to 9th Upper Residential Floor of Wing B
2D	Fourth C.C.	Municipal Corporation of Greater Mumbai (MCGM).	Pending	
3B	Occupancy	Municipal Corporation of Greater Mumbai (MCGM).	Pending (Project is not completed)	

**15. Status Insurance Coverage:**

Information not provided

**16. Assumptions & Remarks:**

- The adequacy of Engineering / Structural design is beyond the scope of our assignment.
- Estimated project completion date is 31/12/2025 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.

Manoj  
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.05.23 14:52:42 +05'30'

Auth. Sign.



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**About the Project:**

1. Introduction	
a) Project Name (With Address & Phone Nos.)	<p><b>"Amey Apartments"</b>, Proposed Redevelopment on Plot bearing C.T.S. No. 182/C, 182/D &amp; 182/E, Village Mogra, K/E Ward, Near Ravindra Joshi Medical Foundation Hospital, Andheri (East), Mumbai – 400 069, State – Maharashtra, Country – India.</p> <p>Contact Person: Mrs. Mona Mehta Mobile No. 79779 52834</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	04.04.2024
d) Date of LIE Report	23.05.2024
e) Name of the Developer of Property (in case of developer built properties)	<p>M/s. Amey Realty and Construction LLP</p> <p>Office at 201-A, Vertex Vikas, Sir M.V. Road, Andheri (East), Mumbai-400 069, State - Maharashtra, Country – India</p>
2. Physical Characteristics of the Property	
a) Location of the Property	<p><b>"Amey Apartments"</b>, Proposed Redevelopment on Plot bearing C.T.S. No. 182/C, 182/D &amp; 182/E, Village Mogra, K/E Ward, Near Ravindra Joshi Medical Foundation Hospital, Andheri (East), Mumbai – 400 069, State – Maharashtra, Country – India.</p>
Brief description of the property	
<b>TYPE OF THE BUILDING</b>	
1. <b><u>Rehab cum Sales Building (Wing A)</u></b>	
No. of Floors	Ground Floor + 1st to 19th Upper Residential Floor
Building type	Residential Rehab cum Sale building
2. <b><u>Maternity Building (Wing B)</u></b>	
No. of Floors	Ground Floor + 1st to 9th Upper Residential Floor
Building type	Maternity building
<p>Rehab cum Sales and Maternity 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 &amp; other construction material.</p> <p>Lift &amp; lift installation contract is not finalized till now.</p> <p>Firefighting work contract is not finalized.</p>	
<b>PROPOSED DATE OF COMPLETION &amp; FUTURE LIFE:</b>	
Expected completion date as per RERA is 31 <sup>st</sup> December 2025	

<b>ABOUT PROJECT:</b>																					
<p>Amey Apartments by M/s. Amey Realty and Construction LLP is situated in Andheri East, Mumbai. The project focuses on one sense of open space to create a perfect living space. Each home is open to let the positive vibes come in, with impressive views of lush greenery. Every convenience you need is close at hand. Opulent and Efficient, Amey Apartments is a place that is filled up with tranquillity and calmness. The homes have everything for your convenience and promise a luxurious yet comfortable lifestyle. Feel the essence of freshness inside the house and indulge into a peaceful gathering with your loved ones.</p> <p>It has an availability of comfy apartments of 2 and 3 BHK in the Andheri region of Mumbai. The apartments are all ready to move in phase. Necessities including park, bank, hospital, bus station, petrol pump, ATM, restaurant all are available in the neighbourhood. The other guarantees of the project are a contamination free setting along with covered parking space for each apartment, gym, club house, and security for 24 hours, a power back up system and much more. The price range of the apartments is about Rs 4.1 to 4.8 crore.</p>																					
Nearby landmark	Near Ravindra Joshi Hospital																				
Postal Address of the Property	"Amey Apartments", Proposed Redevelopment on Plot bearing C.T.S. No. 182/C, 182/D & 182/E, Village Mogra, K/E Ward, Near Ravindra Joshi Medical Foundation Hospital, Andheri (East), Mumbai - 400 069, State - Maharashtra, Country - India.																				
Area of the plot/land (Supported by a plan)	Plot Area: 1,693.00 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	30 M wide road																				
Description of adjoining property	Located in Higher Middle-class locality																				
Plot No. Survey No.	C.T.S. No. 182/C, 182/D & 182/E,																				
Ward/Village/Taluka	Village Mogra, Taluka - Andheri																				
Sub-Registry/Block	Mumbai Suburban																				
District	District - Mumbai Suburban																				
b)	<b>Boundaries of the Plot</b>																				
	<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>CTS No.183 &amp; 184</td> <td>Open Plot / R G Reservation</td> <td>Open Plot</td> </tr> <tr> <td>South</td> <td>CTS No.176 &amp; 177</td> <td>18.30 D P Road</td> <td>Road</td> </tr> <tr> <td>East</td> <td>CTS No.175 &amp; 183</td> <td>9.0 M. D P Road</td> <td>Road</td> </tr> <tr> <td>West</td> <td>CTS No.181 &amp; 185</td> <td>CTS No. 185</td> <td>Building</td> </tr> </tbody> </table>		As per Agreement	As per RERA Certificate	Actual	North	CTS No.183 & 184	Open Plot / R G Reservation	Open Plot	South	CTS No.176 & 177	18.30 D P Road	Road	East	CTS No.175 & 183	9.0 M. D P Road	Road	West	CTS No.181 & 185	CTS No. 185	Building
	As per Agreement	As per RERA Certificate	Actual																		
North	CTS No.183 & 184	Open Plot / R G Reservation	Open Plot																		
South	CTS No.176 & 177	18.30 D P Road	Road																		
East	CTS No.175 & 183	9.0 M. D P Road	Road																		
West	CTS No.181 & 185	CTS No. 185	Building																		

**4. Document Details and Legal Aspects of Property:**

a)	<b>Ownership Documents (Building Permission, Commencement Certificate &amp; Status of Plan)</b>
	Sale Deed, Gift Deed, Lease Deed
	1. Copy of Deed of Conveyance dated 21.12.2006 between Smt. Rajudulari Pandey & Others (The Vendors) and M/s. Amey Constructions (The Purchaser) registered vide No. BDR1-02605-2007 dated 28.03.2007.
	2. Copy of Supplementary Agreement dated 10.02.2022 M/s. Amey Constructions (The Owner) and Mr. Vinod Shantilal Trivedi (The Tenants) registered vide No. BDR1-2331-2022 dated 10.02.2022
	3. Copy of Supplementary Agreement dated 10.02.2022 M/s. Amey Constructions (The Owner) and



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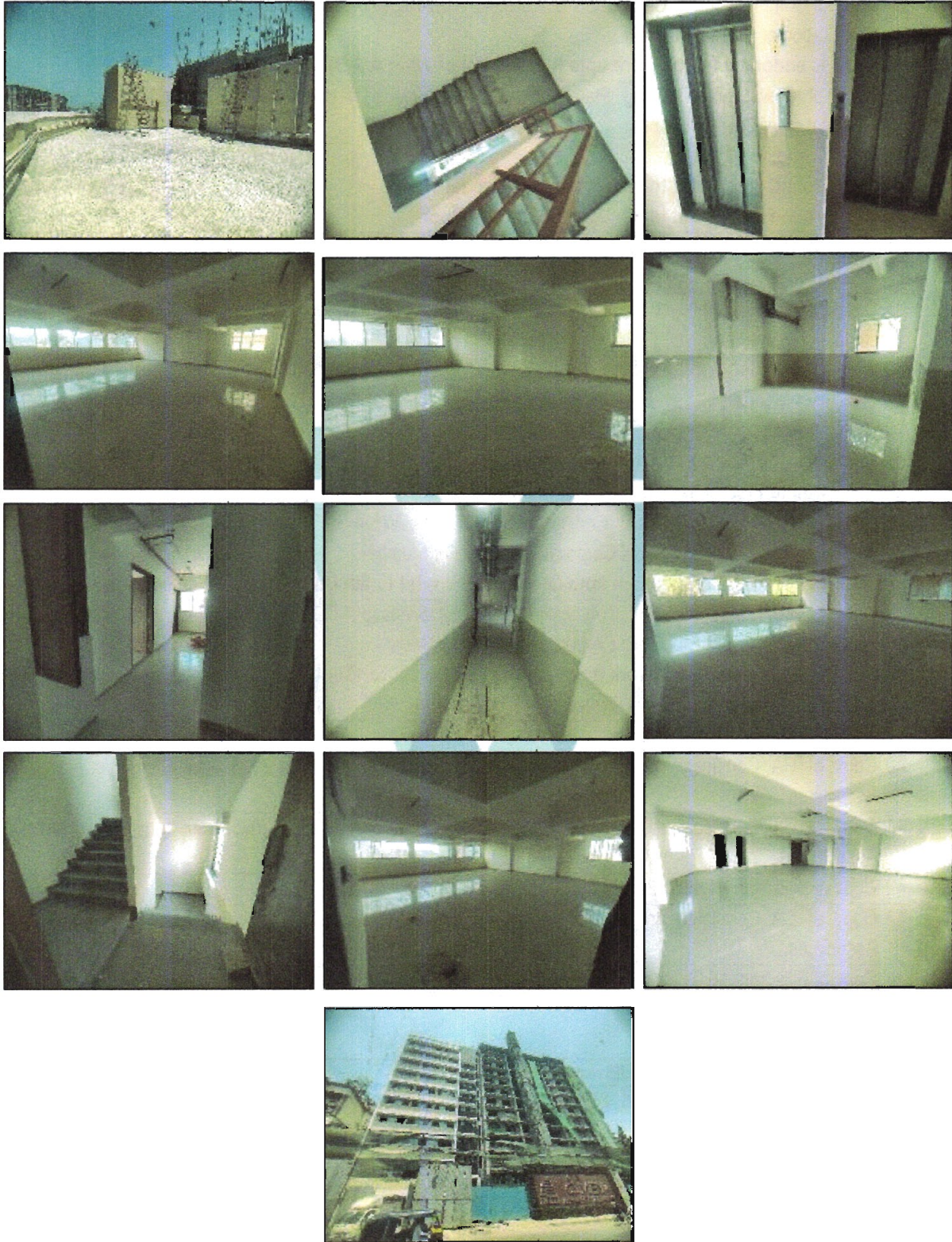
Mr. Bhupendra Shantilal Trivedi (The Tenants) registered vide No. BDR1-2330-2022 dated 10.02.2022
4. Copy of Deed of Surrender of Tenancy dated 02.01.2021 between Shri Pankaj Pandey + 1 Other (The Tenant) and M/s. Amey Realty & Construction LLP (The Purchaser)
5. Copy of Deed of Surrender of Tenancy dated 06.02.2014 between Shri Bheem K. Tiwari (The Tenant) and M/s. Amey Realty & Construction LLP (The Purchaser)
6. Copy of Deed of Surrender of Tenancy dated 17.01.2014 between Shri Ashokkumar M. Tiwari (The Tenant) and M/s. Amey Realty & Construction LLP (The Purchaser)
7. Copy of Deed of Surrender of Tenancy dated 17.01.2014 between Shri Lalji C. Tiwari + 1 Other (The Tenant) and M/s. Amey Realty & Construction LLP (The Purchaser)
8. Copy of Deed of Surrender dated 28.06.2013 between Mrs. Asha Ramesh Tiwari & Others (The Tenants) and M/s. Amey Constructions (The Owner)
9. Copy of Deed of Surrender dated 13.02.2006 between M/s. Bagwe housing Pvt. Ltd. (The Developers) and Smt. Rajdulari Pande & Others (The Owner)
10. Copy of Declaration Cum Indemnity Agreement dated 28.06.2013 between Mrs. Asha Ramesh Tiwari & Others (The Tenants) and M/s. Amey Constructions (The Owner)
11. Copy of Declaration Cum Indemnity Agreement dated 06.02.2014 between Shri Bheem K. Tiwari (The Tenants) and M/s. Amey Constructions (The Owner)
12. Copy of Declaration Cum Indemnity Agreement dated 17.01.2014 between Shri Ashokkumar M. Tiwari (The Tenants) and M/s. Amey Constructions (The Owner)
13. Copy of Declaration Cum Indemnity Agreement dated 17.01.2014 between Shri Lalji C. Tiwari & other (The Tenants) and M/s. Amey Constructions (The Owner)
14. Copy of Alternate Accommodation Agreement dated 13.03.2018 between M/s. Amey Constructions (The Owner) and Mr. Deepchand C. Chandel (The Tenants) registered vide no. BDR -18 / 2521 dated 13.03.2018.
15. Copy of Alternate Accommodation Agreement dated 08.04.2019 between M/s. Amey Constructions (The Owner) and Mr. Vinod Shantilal Trivedi (The Tenants) registered vide no. BDR -18 / 4213 dated 08.04.2019.
16. Copy of Alternate Accommodation Agreement dated 08.04.2019 between M/s. Amey Constructions (The Owner) and Mr. Bhupendra Shantilal Trivedi (The Tenants) registered vide no. BDR -18 / 4214 dated 08.04.2019.
17. Copy of Power of Attorney dated 06.02.2014
18. Copy of Power of Attorney dated 17.01.2014
19. Copy of Power of Attorney dated 28.01.2013
20. Copy of Power of Attorney dated 17.01.2014
21. Copy of Special Power of Attorney dated 15.01.2007 given by Smt. Pushpavati R. Pandey
22. Copy of Special Power of Attorney dated 15.01.2007 given by Shri Vijaykumar R. Pandey
23. Copy of Special Power of Attorney dated 15.01.2007 given by Smt. Rajdulari R. Pandey
24. Copy of Special Power of Attorney dated 15.01.2007 given by Shri Santoshkumar R. Pandey
25. Copy of Special Power of Attorney dated 15.01.2007 given by Shri Laxminarayan R. Pandey
26. Copy of Special Power of Attorney dated 15.01.2007 given by Shri Seshnarayan R. Pandey
27. Copy of Title Investigation Report No. H/1613/2006 dated 22.08.2019 issued by Mr. Sandeep Ashok Shedge.
28. Copy of Title Investigation Report No. H/1613/2006-22 dated 02.04.2022 issued by M/s. Mehta & Co.
29. Copy of Property Tax
30. Copy of Fire NOC No. CE/8215/WS/AK-CFO dated 15.09.2019 issued by Municipal Corporation of Greater Mumbai.
31. Copy of Amended Approved Plan No. CE/8215/WS/AK/337/2/Amend dated 23.12.2021 issued by Municipal Corporation of Greater Mumbai.

<p><b>Approved upto:</b>  <b>Wing A: Ground Floor + 1st to 13th Upper Residential Floor</b>  <b>Wing B: Ground Floor + 1st to 9th Upper Maternity Floor</b></p>
<p>32. Copy of Commencement Certificate No. CE/8215/WS/AK/CC/1/New dated 10.03.2022 issued by Municipal Corporation of Greater Mumbai.  <b>(This CC is endorsed for the work upto Plinth Level of Wing A &amp; B)</b></p>
<p>33. Copy of Concession Drawing Plan No. CE/8215/WS/AK/337/ dated 15.06.2021 issued by Municipal Corporation of Greater Mumbai  <b>Approved upto:</b>  <b>Wing A: Ground Floor + 1st to 19th Upper Residential Floor</b>  <b>Wing B: Ground Floor + 1st to 9th Upper Maternity Floor</b></p>
<p>34. Copy of CA Certificate dated 03.06.2022 for cost incurred till 30.04.2022 issued by M/s. Varma &amp; Associates</p>
<p>35. Copy of RERA Certificate No. P51800045221 dated 10.05.2022 issued by Maharashtra Real Estate Regulatory Authority.</p>
<p>36. Copy of Amended Approved Plan No. CE/8215/WS/AK/ dated 16.02.2023 issued by Municipal Corporation of Greater Mumbai  <b>Approved upto:</b>  <b>Wing A: Ground Floor + 1st to 12th Upper Residential Floor</b>  <b>Wing B: Ground Floor + 1st to 9th Upper Maternity Floor</b></p>
<p>37. Copy of 2nd Commencement Certificate No. CE/8215/WS/AK/FCC/1/New dated 07.04.2022 valid till 06.04.2023 issued by Municipal Corporation of Greater Mumbai.  <b>(This CC is endorsed for the work upto Ground Floor + 1st to 5th Upper Residential Floor of Wing A)</b></p>
<p>38. Copy of 3rd Commencement Certificate No. CE/8215/WS/AK/FCC/1/Amend dated 16.03.2023 valid till 09.03.2024 issued by Municipal Corporation of Greater Mumbai.  <b>(This CC is endorsed for the work upto Ground Floor + 1st to 12th Upper Residential Floor of Wing A &amp; Ground Floor + 1st to 9th Upper Residential Floor of Wing B)</b></p>
<p>39. Bills Upto 30.04.2023</p>
<p>40. Copy of CA Certificate dated 10.05.2023 for cost incurred till 30.04.2023 issued by M/s. Varma &amp; Associates</p>
<p>41. Copy of CA Certificate dated 30.09.2023 for cost incurred till 15.09.2023 issued by M/s. Varma &amp; Associates.</p>
<p>42. Copy of Bills from 01.05.2023 to 15.09.2023</p>
<p>43. Copy of CA Certificate dated 20.01.2024 for cost incurred till 31.12.2023 issued by M/s. Varma &amp; Associates.</p>
<p>44. Copy of Bills from 16.09.2023 to 31.12.2023</p>

b)	<b>Documents verified for present LIE report</b>
	1. Copy of CA Certificate dated 25.04.2024 for cost incurred till 31.03.2024 issued by M/s. Varma & Associates.
	2. Copy of Bills from 01.01.2024 to 31.03.2024

## Actual Site Photographs As on 04.04.2024

### Maternity Building (Wing B)



## Actual Site Photographs As on 04.04.2024

### Rehab cum Sales Building (Wing A)



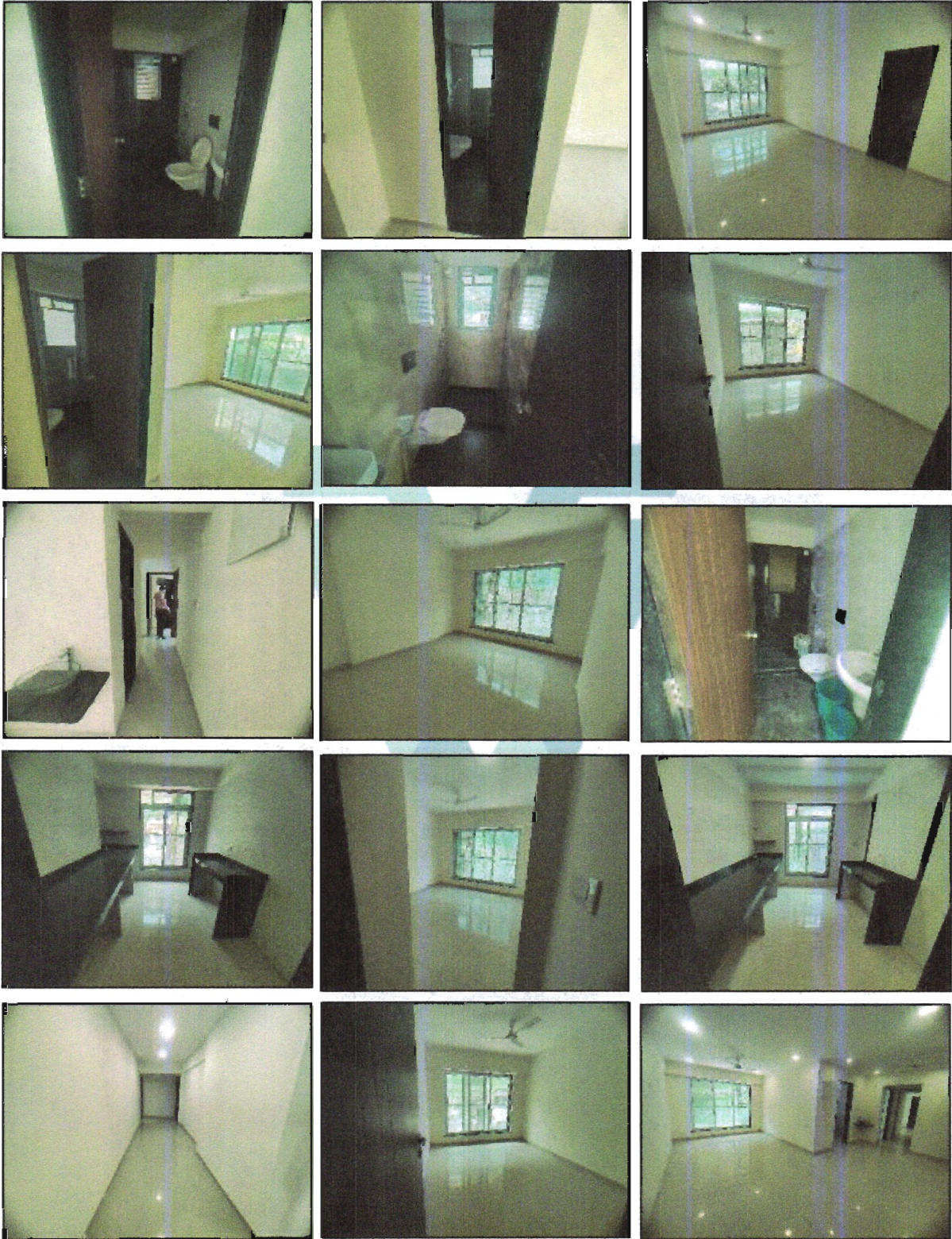
## Actual Site Photographs As on 04.04.2024



## Actual Site Photographs As on 04.04.2024



**Actual Site Photographs As on 04.04.2024**



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## Actual Site Photographs As on 04.04.2024





## Route Map of the property

Site u/r



Latitude Longitude: 19°07'29.2"N 72°51'17.8"E

Note: The Blue line shows the route to site from nearest railway station (Andheri – 2.30 Km.)



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**CA Certificate Dated 25.04.2024 till 31.03.2024**

## VARMA & ASSOCIATES

CHARTERED ACCOUNTANTS

**TO WHOMSOEVER IT MAY CONCERN**

On the basis of information, explanation and Provisional books of accounts provided to us, I hereby certify that M/s AMEY REALTY & CONSTRUCTION LLP having registered office G/B, Shiv Chayya, Sir M.V.Road, Andheri East Mumbai-400069, has incurred total cost of Rs. 44.54 crore as at 31<sup>st</sup> March, 2024 against the project "AMEY APARTMENTS", CTS No. 182C/182D& 182E of Village Mogra Taluka Andheri East.Mumbai-400069. Details of expenditure and means of finance are as follows:

**1. Total Cost incurred**

(Amount in Crore)

Particulars	Projected cost	Incurred as at 31-03-2024	To be incurred
Land cost & Tenancy Rights & BG	3.08	3.08	0.00
Construction Cost	34.84	19.23	15.61
TDR COST	3.84	1.65	2.19
Approval Cost	11.10	6.60	4.50
Professional Expenses	1.74	0.64	1.10
Administrative & Marketing & SD & other Miscellaneous Expenses	4.79	4.95	-0.16
Rent Cost	0.41	0.40	0.01
Bank Interest	4.93	2.32	2.61
Contingent cost	0.81	0.89	-0.08
<b>Total</b>	<b>65.54</b>	<b>39.76</b>	<b>25.78</b>

**2. Means of Finance:**

Particulars	Means of finance projected	Incurred as at 31-03-2024	To be infused
Promoters Contribution	11.28	11.28	0.00
Unsecure loan From Promoters	2.09	0.00	2.09
<b>Bank Debt -SBI Loan*</b>	<b>25.00</b>	<b>13.99</b>	<b>11.01</b>
Sales Accruals	27.17	14.49	12.68
<b>Total Means of Finance</b>	<b>65.54</b>	<b>39.76</b>	<b>25.78</b>




## CA Certificate Dated 25.04.2024 till 31.03.2024

**Note:**

1. Total cost incurred towards the project till 31-03-2024 is Rs. 46.56 including DSRA deposit amounting to Rs.0.89 crore and interest on USL loan amounting to Rs.6.80 crore. The above cost is finance by way of promoter contribution amounting to Rs. 11.28 crore, by way of booking of sales advances of Rs.17.03 crore and by way of bank finance amounting to Rs.13.99 crore.
2. Bank loan considered net of all account that's o/s amount in CC account as at 31-03-2024 minus balance in all RERA account as at 31-03-2024 i.e. ( Rs 15.32 crs - Rs.1.32crs = Rs. 13.99 crore as per Books of account provided to us)

For Varma and associates  
Chartered Accountants  
ICAI Firm Reg.142189

  
Raviskumar Varma  
(Proprietor)  
Membership No.166536  
Date: 25<sup>th</sup> April, 2024.  
Place: Mumbai  
UDIN: 24166536BKAKFZ6201

