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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

3rd LENDER'S INDEPENDENT ENGINEER REPORT



Details of the property under consideration:

Name of Project: Ashtavinayak Apartments

"Ashtavinayak Apartments", Proposed S. R. Scheme Residential building on Plot bearing C.T.S. No. 68, 68/1, to 20, 69, 70, 70/1 to 26, 71, 71/1 to 38, 72, 72/1 to 26, 73, 73/1 to 14, 74 & 74/1 to 17, Village – Majas, Jogeshwari (East), Taluka – Andheri, Mumbai – 400 060, State – Maharashtra, Country – India

Latitude Longitude: 19°08'11.8"N 72°51'41.8"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/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai:** 400072, (M.S), India

+91 2247495919

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THIRD LENDER'S 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 S. R. Scheme Residential building on Plot bearing C.T.S. No. 68, 68/1, to 20, 69, 70, 70/1 to 26, 71, 71/1 to 38, 72, 72/1 to 26, 73, 73/1 to 14, 74 & 74/1 to 17, Village – Majas, Jogeshwari (East), Taluka – Andheri, Mumbai – 400 060, 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 06th April 2024.

Status of work:

For Rehab Building No. 1 (Wing C): Till 23rd Floor Slab work, till 20th floor block work and door & window frames, till 18th floor plaster work, till 16th floor gypsum work, till 12th floor kitchen & toilet dadoing, kitchen platform, flooring a work is completed

For Sales Building No. 2 (Wing A): Till 11th Floor Slab work, till 9th floor block work and door & windows frames, internal plaster work, gypsum work, kitchen platform work is completed and 10th floor block work is in progress

For Sales Building No. 2 (Wing B): Till 20th Floor Slab work, till 10th floor block work and door & windows frames, internal plaster work, till 9th floor gypsum work, kitchen platform is completed and 21st floor slab work is in progress

Total expenditure occurred as on 31/03/2024 on this project by M/s. Shiv Shruti Developers LLP is ₹ 82.84 Cr. & as per CA Certificate actual total expenditure occurred as on 31/03/2024 is ₹ 83.74 Cr. Hence, release of Balance Amount as requested by M/s. Shiv Shruti Developers LLP is hereby recommended.

DECLARATION

- The information furnished in the report is based on our 3rd site visit Dated 06/04/2024 & Document Provided by Client.
- Vastukala 2nd LIE Report of the project dated 02/03/2024.
- 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

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Auth. Sign.



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1. Purpose & Methodology

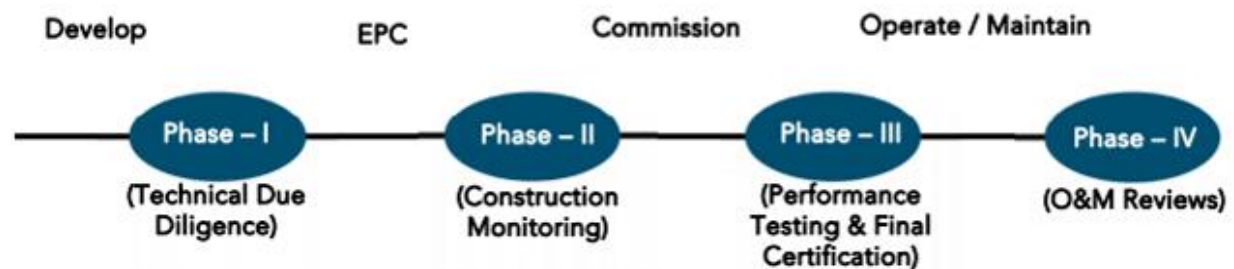
- State Bank of India Banks and financial institutions require monitoring & an independent review of the progress of the sanctioned projects

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



**THIRD LENDER'S INDEPENDENT ENGINEER REPORT
OF
"ASHTAVINAYAK APARTMENTS"**

"Ashtavinayak Apartments", Proposed S. R. Scheme Residential building on Plot bearing C.T.S. No. 68, 68/1, to 20, 69, 70, 70/1 to 26, 71, 71/1 to 38, 72, 72/1 to 26, 73, 73/1 to 14, 74 & 74/1 to 17, Village – Majas, Jogeshwari (East), Taluka – Andheri, Mumbai – 400 060, State – Maharashtra, Country – India

Latitude Longitude: 19°08'11.8"N 72°51'41.8"E

NAME OF DEVELOPER: M/s. Shiv Shruti Developers LLP

Pursuant to instructions from State of India, SME Chembur Branch, Mumbai we have duly visited, inspected, surveyed & assessed the above said property on **04th 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 S. R. Scheme Residential building on Plot bearing C.T.S. No. 68, 68/1, to 20, 69, 70, 70/1 to 26, 71, 71/1 to 38, 72, 72/1 to 26, 73, 73/1 to 14, 74 & 74/1 to 17, Village – Majas, Jogeshwari (East), Taluka – Andheri, Mumbai – 400 060. It is about 3.20 Km. travelling distance from Jogeshwari (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. Shiv Shruti Developers LLP
Project Rera Registration Number	P51800049920
Registered office address	Office No. 201A, 2nd Floor, Wing No. A, Vikas Vertex, Behind Andheri Police Station, Andheri (East), Mumbai – 400 069, State - Maharashtra, Country – India
Contact details	Contact Person: Mrs. Mona Mehta Mobile No. 7977952834
E – mail ID and website	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Slum Area
On or towards South	Under Construction Building
On or towards East	Road
On or towards West	Open & Slum Area

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2. Introduction

As per Information on site M/s. Shiv Shruti Developers LLP has acquired land by Sale Agreement dated 29.12.2020 through registered agreement vide No. BDR-18-1136-2021 dated 22.01.2021 admeasuring area is 3,217.80 Sq. M. bearing C.T.S. No. 68, 68/1, to 20, 69, 70, 70/1 to 26, 71, 71/1 to 38, 72, 72/1 to 26, 73, 73/1 to 14, 74 & 74/1 to 17. For the Proposed Residential Building.

3. Area Statement:

3.1. Land:

Date	Particular	Area in Sq. M.
29.12.2020	CTS No. 68, 68/1, to 20, 69, 70, 70/1 to 26, 71, 71/1 to 38, 72, 72/1 to 26, 73, 73/1 to 14, 74 & 74/1 to 17	3,217.80
	TOTAL	3,217.80

- Copy of Sale Agreement dated 29.12.2020 between M/s. Aishwarya Light Construction Company (The Vendor) and M/s. Shiv Shruti Developers LLP (The Purchasers) through registered agreement vide No. BDR-18-1136-2021 dated 22.01.2021.
- Copy of Rectification Deed dated 29.06.2021 between M/s. Aishwarya Light Construction Company (The Vendor) and M/s. Shiv Shruti Developers LLP (The Purchasers) through registered agreement vide No. BDR-18-8232-2021 dated 05.07.2021.

3.2. Building Area:

3.2.1. As per Approved Plan:

I	Area Statement	33(10)	30 (non-Slum)	Total Area in Sq. M.
1	Gross area of plot	3062.75	155.05	3217.8
a	Area of Road Set back / D.P Road			
2	Deductions for			
(A)	For Reservation/ Road area			
a	Road set-back area to be handed over (100%)			
(B)	For Amenity area			
a	Area of Amenity plot/plots to be handed over as per dcr 14(a)			
b	Area of amenity plot/plots to be handed over as per dcr 14(b)			
c	Area of amenity plot/plots to be handed over as per dcr 15			
d	Area of amenity plot/plots to be handed over as per dcr 35			
(C)	Deductions for existing built-up area to be retained if any			

I	Area Statement	33(10)	30 (non-Slum)	Total Area in Sq. M.	
a	Land component of existing BUA as per regulation under which the development was allowed				
3	Total deductions: [2(A)+2(B) +2(C)]				
4	Balance area of plot (1 minus 3)	3062.75	155.05	3217.8	
4a	Addition For				
A	For Reservation / Road Area				
a	Road Set-Back Area to be Handed Over (100%)				
	Total				
5	Plot area under development (As per Sr. No. 4 above)	3062.75	155.05	3217.8	
6	Zonal (basic) fsi (1 or 1.33)		155.05	155.05	
7	Permissible built-up area as per zonal(basic) fsi (5*6) (in case of mill land permissible built-up area kept in abeyance)				
8	Built up area equal to area of land handed over as per 3(a) of regulation 30(a)				
9	Built up area in lieu of cost of construction of built-up amenity to be handed over				
10	Built up area due to "additional fsi on payment of premium" as per table no 12 of regulation no 30(a) subject to regulation no 30(a)3				
11	Built up area due to admissible "tdr" as per table no 12 of regulation no 30(a) subject to regulation no 30(a)3				
12	Permissible built-up area (7 + 8 + 9 + 10 + 11)		155.05	155.05	
13	Proposed built up area				
	Bldgs.	Rehab Bua	Sale Comm. BUA	Sale Resi. BUA	
	Rehab Building No.1	6202.55		153.11	
	Sale Bldg. No. 2	534.72	22.57	11964.65	
14	Total Rehab BUA	6737.27		6737.27	6737.27
15	Total Rehab Component Area	11134.29			11134.29
16	Incentive Sale Area (15 x 1.10)	12247.72			12966.28
16a	Sale Area Permissible in Non-slum			155.05	155.05
17	Total Area Permissible (14 + 16 + 16a)	18984.99		155.05	19140.04
18	Sanctioned FSI.	6.2		1	
19	Total Sale BUA Permissible	12247.72		155.05	12402.77
20	Total Sale BUA Proposed	22.57	12117.76		12140.33
21	Total Proposed BUA (Rehab + Sale) (14 + 20)	18877.6			18877.6
22	Fungible compensatory area as per regulation no 31(3)				
a	i) Permissible Fungible Compensatory area for Rehab component without charging premium				2358.04
	ii) Fungible Compensatory area availed for Rehab component without charging premium				325.64
b	i) Sale Commercial Area				22.57
	ii) Permissible Sale Commercial Fungible Compensatory area by charging premium				
	iii) Sale Commercial Fungible Compensatory area availed on payment of premium				

I	Area Statement	33(10)	30 (non-Slum)	Total Area in Sq. M.
c	i) Sale Residential Area			12117.76
	ii) Permissible Sale Residential Fungible Compensatory area by charging premium			
	iii) Sale Residential Fungible Compensatory area availed on payment of premium			
23	Total Sale Built up Area proposed including Fungible Compensatory Area [20 + 22(b)(iii) + 22(c)(iii)]			12140.33
24	FSI consumed on Net Plot [21/4]	6.16		
II	Other Requirements			
A	Reservation/Designation			
a	Name of Reservation			
b	Area of Reservation affecting the plot			
	Area of Reservation land to be handed/ handed over as per Regulation No.17			
	Built up area of Amenity to be handed over as per Regulation No.17			
	Area/ Built up Area of Designation			
	Plot area/ Built up Amenity to be Handed Over as per Regulation No			
	i) 14(A)			
	ii) 14(B)			
	iii) 15			
	Requirement of Open Space in Layout/ Plot as per Regulation No. 27			
	Tenement Statement			
	(i) Proposed built up area (13 above)			
	(ii) Less deduction of Non-residential area (Shop etc.)			
	(iii) Area available for tenements [(i) minus (ii).]			
	(iv) Tenements permissible (Density of tenements/hectare)			
	(v) Total number of Tenements proposed on the plot			
	Parking Statement			
	(i) Parking required by Regulations for.-			
	Scooter/Motor cycle			
	Outsider (Visitors)			
	(ii) Covered garage permissible			
	(iii) Covered garages proposed			
	Scooter/Motor cycle			
	Outsider (Visitors)			
	(iv) Total parking provided			
	Transport Vehicles Parking			
	(i) Spaces for transport vehicles parking required by Regulations			
	(ii) Total No. of transport vehicles parking spaces provided			

Refer above statements

3.2.2. As per Architect / Concession Drawing Plan:

I	Area Statement	33(10)	30 (non-Slum)	Total Area in Sq. M.
1	Gross area of plot	3062.75	155.05	3217.8
a	Area of Road Set back / D.P Road			
2	Deductions for			
(A)	For Reservation/ Road area			
a	Road set-back area to be handed over (100%)			
(B)	For Amenity area			
a	Area of Amenity plot/plots to be handed over as per dcr 14(a)			
b	Area of amenity plot/plots to be handed over as per dcr 14(b)			
c	Area of amenity plot/plots to be handed over as per dcr 15			
d	Area of amenity plot/plots to be handed over as per dcr 35			
(C)	Deductions for existing built-up area to be retained if any			
a	Land component of existing bua as per regulation under which the development was allowed			
3	Total deductions: [2(A)+2(B) +2(C)]			
4	Balance area of plot (1 minus 3)	3062.75	155.05	3217.8
4a	Addition For			
A	For Reservation / Road Area			
a	Road Set-Back Area to be Handed Over (100%)			
	Total			
5	Plot area under development (As per Sr. No. 4 above)	3062.75	155.05	3217.8
6	Zonal (basic) fsi (1 or 1.33)		155.05	155.05
7	Permissible built-up area as per zonal(basic) fsi (5*6) (in case of mill land permissible built up area kept in abeyance)			
8	Built up area equal to area of land handed over as per 3(a) of regulation 30(a)			
9	Built up area in lieu of cost of construction of built-up amenity to be handed over			
10	Built up area due to "additional fsi on payment of premium" as per table no 12 of regulation no 30(a) subject to regulation no 30(a)3		77.52	77.52
11	Built up area due to admissible "tdr" as per table no 12 of regulation no 30(a) subject to regulation no 30(a)3		139.54	139.54
12	Permissible built up area (7 + 8 + 9 + 10 + 11)		372.11	372.11
13	Proposed built up area			
	Bldgs.	Rehab Bua	Sale Comm. BUA	Sale Resi. BUA
	Rehab Building No.1	6202.55		153.11
	Sale Bldg. No. 2	948.42	16.72	13168.56
14	Total Rehab BUA	7150.97		
15	Total Rehab Component Area	11787.53		11787.53

I	Area Statement	33(10)	30 (non-Slum)	Total Area in Sq. M.
16	Incentive Sale Area (15 x 1.10)	12966.28		12966.28
16a	Sale Area Permissible in Non-slum		372.11	372.11
17	Total Area Permissible (14 + 16 + 16a)	20117.25	372.11	20489.36
18	Sanctioned FSI.	6.57	2.4	
19	Total Sale BUA Proposed	16.72	13321.67	12966.28
20	Total Proposed BUA (Rehab + Sale)	16.72	13321.67	12966.28
21	Fungible compensatory area as per regulation no 31(3)			
22	i) Permissible Fungible Compensatory area for Rehab component without charging premium			2502.84
a	ii) Fungible Compensatory area availed for Rehab component without charging premium			343.76
	i) Sale Commercial Area			16.72
b	ii) Permissible Sale Commercial Fungible Compensatory area by charging premium			5.85
	iii) Sale Commercial Fungible Compensatory area availed on payment of premium			5.85
	i) Sale Residential Area			13321.67
c	ii) Permissible Sale Residential Fungible Compensatory area by charging premium			4662.58
	iii) Sale Residential Fungible Compensatory area availed on payment of premium			2830.49
	Total Sale Built up Area proposed including Fungible Compensatory Area [20 + 21(b)(iii) + 21(c)(iii)]			16174.73
23	FSI consumed on Net Plot [20/4]	6.57	2.4	
24	Other Requirements			
II	Reservation/Designation			
A	Name of Reservation			
a	Area of Reservation affecting the plot			
b	Area of Reservation land to be handed/ handed over as per Regulation No.17			
	Built up area of Amenity to be handed over as per Regulation No.17			
	Area/ Built up Area of Designation			
	Plot area/ Built up Amenity to be Handed Over as per Regulation No			
	i) 14(A)			
	ii) 14(B)			
	iii) 15			
	Requirement of Open Space in Layout/ Plot as per Regulation No. 27			
	Tenement Statement			
	(i) Proposed built up area (13 above)			Refer above statements
	(ii) Less deduction of Non-residential area (Shop etc.)			
	(iii) Area available for tenements [(i) minus (ii).]			
	(iv) Tenements permissible (Density of tenements/hectare)			
	(v) Total number of Tenements proposed on the plot			
	Parking Statement			Refer above statements
	(i) Parking required by Regulations for.-			
	Scooter/Motor cycle			
	Outsider (Visitors)			
	(ii) Covered garage permissible			
	(iii) Covered garages proposed			

I	Area Statement	33(10)	30 (non-Slum)	Total Area in Sq. M.
	Scooter/Motor cycle			
	Outsider (Visitors)			
	(iv) Total parking provided			
	Transport Vehicles Parking			
	(i) Spaces for transport vehicles parking required by Regulations			
	(ii) Total No. of transport vehicles parking spaces provided			

4. List of Approvals:

- Copy of Letter of Intent (LOI) No. KE/PVT/0232/20180327/LOI dated 31.03.2022 issued by Slum Rehabilitation Authority (SRA).
- Copy of Rehab Building No. 1 IOA Letter No. KE/PVT/0232/20180327/AP/R – 1 dated 21.04.2022 issued by Slum Rehabilitation Authority (SRA).
- Copy of Sale Building No. 2 IOA Letter No. KE/PVT/0232/20180327/AP/S-2 dated 21.04.2022 issued by Slum Rehabilitation Authority (SRA).
- Copy of Rehab Building No. 1 Approved Plan No. KE/PVT/0232/20180327/AP/R – 1 dated 21.04.2022 issued by Slum Rehabilitation Authority (SRA).
Approved upto: Wing C: Ground Floor + 1st to 23rd Upper Residential Floor
- Copy of Sale Building No. 2 Approved Plan No. SRA/ENG/KE/PVT/0232/20180327/AP/S-2 dated 21.04.2022 issued by Slum Rehabilitation Authority (SRA).
Approved upto:
Wing A: Ground Floor + 1st to 11th Upper Residential Floor
Wing B: Ground Floor + 1st to 23rd Upper Residential Floor
- Copy of Sale Building No. 2 Concession / Architect Plan drawn by M/s. Jiyani Consultancy LLP.
Wing A: Ground Floor + 1st to 23rd Upper Residential Floor
Wing B: Ground Floor + 1st to 23rd Upper Residential Floor
- Copy of Rehab Building No. 1 (Wing C) 1st Commencement Certificate No. KE/PVT/0232/20180327/AP/R-1 dated 11.03.2022 issued by Slum Rehabilitation Authority (SRA).
(This CC is endorsed for the work for Wing C: Plinth level Work)
- Copy of Rehab Building No. 1 (Wing C) 2nd Commencement Certificate No. KE/PVT/0232/20180327/AP/R-1 dated 06.09.2022 issued by Slum Rehabilitation Authority (SRA).
(This CC is endorsed for the work for Wing C: Ground Floor + 14th Upper Floor as per approved plan dated 21.04.2022)
- Copy of Rehab Building No. 1 (Wing C) 3rd Commencement Certificate No. KE/PVT/0232/20180327/AP/R-1 dated 05.09.2023 issued by Slum Rehabilitation Authority (SRA).
(This CC is endorsed for the work for Wing C: Ground Floor + 23rd Upper Floor + LMR + OHT as per approved plan dated 21.04.2022)
- Copy of Sale Building No. 2 (Wing A & B) 1st Commencement Certificate No. KE/PVT/0232/20180327/AP/S-2 dated 11.03.2023 issued by Slum Rehabilitation Authority (SRA).
(This CC is endorsed for the work for Wing A & B : Plinth level work)
- Copy of Sale Building No. 2 (Wing A & B) 2nd Commencement Certificate No. KE/PVT/0232/20180327/AP/S-2 dated 25.11.2022 issued by Slum Rehabilitation Authority (SRA).
(This CC is endorsed for the work for Wing A: Ground Floor + 6th Upper Floor as per approved plan 21.04.2022)



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12. Copy of Sale Building No. 2 (Wing A & B) 3rd Commencement Certificate No. KE/PVT/0232/20180327/AP/S-2 dated 24.02.2023 issued by Slum Rehabilitation Authority (SRA).

(This CC is endorsed for the work for Wing A: Ground Floor + 11th Upper Floor & Wing B: Ground Floor + 12th Upper Floor as per approved plan 21.04.2022)

13. Copy of Sale Building No. 2 (Wing A & B) 4th Commencement Certificate No. KE/PVT/0232/20180327/AP/S-2 dated 09.11.2023 issued by Slum Rehabilitation Authority (SRA).

(This CC is endorsed for the work for Wing A: Ground Floor + 11th Upper Floor & Wing B: Ground Floor + 21st (part) Upper Floor as per approved plan 21.04.2022)

5. LEVEL OF COMPLETION:

For Rehab Building No. 1 (Wing C): Till 23rd Floor Slab work, till 20th floor block work and door & window frames, till 18th floor plaster work, till 16th floor gypsum work, till 12th floor kitchen & toilet dadoing, kitchen platform, flooring a work is completed

For Sales Building No. 2 (Wing A): Till 11th Floor Slab work, till 9th floor block work and door & windows frames, internal plaster work, gypsum work, kitchen platform work is completed and 10th floor block work is in progress

For Sales Building No. 2 (Wing B): Till 20th Floor Slab work, till 10th floor block work and door & windows frames, internal plaster work, till 9th floor gypsum work, kitchen platform is completed and 21st floor slab work is in progress

5.1. Rehab Buidling No. 1 (Wing C)

Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Work Completion as 2 nd LIE Report as on 02.03.2024	Work Completion as on 06.04.2024
1	Excavation & Shore Piling			Work is completed	Work is completed
2	Ground Floor	627.92	627.92	Slab work is completed	Slab work is completed
3	1st Floor	627.92	627.92	Slab work, Blockwork, Plaster work, Door & Window Frames, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work is completed	Slab work, Blockwork, Plaster work, Door & Window Frames, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work is completed
4	2nd Floor	627.92	627.92	Slab work, Blockwork, Plaster work, Door & Window Frames, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work is completed	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, fire fighting work is completed
5	3rd Floor	584.55	584.55	Slab work, Blockwork, Plaster work, Door & Window Frames, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work is completed	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, fire fighting work is completed
6	4th Floor	584.55	584.55	Slab work, Blockwork, Plaster work, Door & Window Frames, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work is completed	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, fire fighting work is completed
7	5th Floor	584.55	584.55	Slab work, Blockwork, Plaster work, Door & Window Frames, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work is completed	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, fire fighting work is completed
8	6th Floor	584.55	584.55	Slab work, Blockwork, Plaster work, Door & Window Frames, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing

Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Work Completion as 2 nd LIE Report as on 02.03.2024	Work Completion as on 06.04.2024
				& Toilet dadoing work is completed	& Toilet dadoing work, flooring, electrical & plumbing concealed, fire fighting work is completed
9	7th Floor	584.55	584.55	Slab work, Blockwork, Plaster work, Door & Window Frames, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work is completed	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, fire fighting work is completed
10	8th Floor	584.66	584.66	Slab work, Blockwork, Plaster work, Door & Window Frames, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work is completed	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, fire fighting work is completed
11	9th Floor	584.55	584.55	Slab work, Blockwork, Plaster work, Door & Window Frames, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work is completed	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, fire fighting work is completed
12	10th Floor	584.55	584.55	Slab work, Blockwork, Plaster work, Door & Window Frames, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work is completed	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, lobby flooring work is completed
13	11th Floor	584.55	584.55	Slab work, Blockwork, Plaster work, Door & Window Frames, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work is completed	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, lobby flooring work is completed
14	12th Floor	584.55	584.55	Slab work, Blockwork, Plaster work, Door & Window Frames, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work is	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring,

Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Work Completion as 2 nd LIE Report as on 02.03.2024	Work Completion as on 06.04.2024
				completed	electrical & plumbing concealed, lobby flooring work is completed
15	13th Floor	584.55	584.55	Slab work, Blockwork, Plaster work, Door & Window Frames work is completed	Slab work, Blockwork, Door & Window Frames work, Plaster & Gypsum work is completed
16	14th Floor	584.55	584.55	Slab work, Blockwork, Plaster work, Door & Window Frames work is completed	Slab work, Blockwork, Door & Window Frames work, Plaster & Gypsum work is completed
17	15th Floor	585.30	585.30	Slab work, Blockwork, Plaster work, Door & Window Frames work is completed	Slab work, Blockwork, Door & Window Frames work, Plaster & Gypsum work is completed
18	16th Floor	584.55	584.55	Slab work, Blockwork, Door & Window Frames work is completed	Slab work, Blockwork, Door & Window Frames work, Plaster & Gypsum work is completed
19	17th Floor	584.55	584.55	Slab work, Blockwork, Door & Window Frames work is completed	Slab work, Blockwork, Door & Window Frames work and 75% gypsum work is completed, remaining gypsum work is in progress
20	18th Floor	584.55	584.55	Slab work is completed	Slab work, block work are completed, Gypsum work is in progress
21	19th Floor	584.55	584.55	Slab work is completed	Slab work, block work are completed
22	20th Floor	584.55	584.55	Slab work is completed	Slab work, block work are completed
23	21st Floor	584.55			Slab work is completed
24	22nd Floor	584.55			Slab work is completed
25	23rd Floor	584.55			Slab work is completed
26	Terrace	264.56			Shuttering work is in progress
Total		14,424.73	12,406.52		
No. of Puzzle Car Parking		27 Nos			

5.2. Sales Building No. 3 (Wing A & B)

Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Work Completion as 2 nd LIE Report as on 02.03.2024	Work Completion as on 06.04.2024
1	Excavation & Shore Piling			Work is Completed	Work is Completed
2	Ground Floor	1,138.60	1,138.60	Wing A & B: Slab Work is completed	Wing A & B: Slab Work is completed
3	1st Floor	1,138.60	1,138.60	Wing A: Slab work, Block work & Plaster work is completed Wing B: Slab work, Blockwork, Plaster work, Gypsum work, Kitchen Platform, Kitchen dadoing, Plumbing work, Toilet tiling work, flooring, Door & Windows Frames, 2 Flats Windows Installation work are completed	Wing A: Slab work, Block work & Plaster work is completed Wing B: Slab work, Blockwork, Plaster work, Gypsum work, Kitchen Platform, Kitchen dadoing, Plumbing work, Toilet tiling work, flooring, Door & Windows Frames, 2 Flats Windows Installation work are completed
4	2nd Floor	1,138.60	1,138.60	Wing A: Slab work, Block work & Plaster work is completed Wing B: Slab work, Blockwork, Plaster work, Gypsum work, are completed	Wing A: Slab work, Block work is completed Wing B: Slab work, Blockwork, Internal Plaster work, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, Fire fighting, Kitchen & Toilet dadoing work are completed
5	3rd Floor	1,131.03	1,131.03	Wing A: Slab work, Block work & Plaster work is completed Wing B: Slab work, Blockwork, Plaster work, Gypsum work, are completed	Wing A: Slab work, Block work is completed Wing B: Slab work, Blockwork, Internal Plaster work, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, Fire fighting, Kitchen & Toilet dadoing work are completed
6	4th Floor	1,126.92	1,126.92	Wing A: Slab work, Block work & Plaster work is completed Wing B: Slab work, Blockwork, Plaster work, Gypsum work, are completed	Wing A: Slab work, Block work is completed Wing B: Slab work, Blockwork, Internal Plaster work, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, Fire fighting, Kitchen & Toilet dadoing work are completed
7	5th	1,126.92	1,126.92	Wing A: Slab work, Block work	Wing A: Slab work, Block work

Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Work Completion as 2 nd LIE Report as on 02.03.2024	Work Completion as on 06.04.2024
	Floor			is completed Wing B: Slab work, Blockwork, Plaster work, Gypsum work, are completed	is completed Wing B: Slab work, Blockwork, Internal Plaster work, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, Fire fighting, Kitchen & Toilet dadoing work are completed
8	6th Floor	1,126.92	1,126.92	Wing A: Slab work, Block work is completed Wing B: Slab work, Blockwork, Plaster work, Gypsum work, are completed	Wing A: Slab work, Block work is completed Wing B: Slab work, Blockwork, Internal Plaster work, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, Fire fighting are completed
9	7th Floor	1,126.92	1,126.92	Wing A: Slab work, Block work is completed Wing B: Slab work, Blockwork, Plaster work, Gypsum work, are completed	Wing A & Wing B: Slab work, Blockwork, Internal Plaster work, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work are completed
10	8th Floor	1,139.10	1,139.10	Wing A: Slab work is completed & block work is in progress Wing B: Slab work, Blockwork, Plaster work, Gypsum work, are completed	Wing A & Wing B: Slab work, Blockwork, Internal Plaster work, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work are completed
11	9th Floor	1,126.92	1,126.92	Wing A: Slab work is completed Wing B: Slab work, Blockwork, Plaster work are completed	Wing A & Wing B: Slab work, Blockwork, Internal Plaster work, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work are completed
12	10th Floor	1,126.92	1,126.92	Wing A: Slab work is completed Wing B: Slab work, Blockwork, Plaster work are completed	Wing A: Slab work is completed, Block work is in progress Wing B: Slab work, Blockwork, Internal Plaster work, Door & Window Frame, Kitchen Platform, Plumbing conceal works are completed
13	11th Floor	1,126.92	563.46	Wing A: Slab work is completed Wing B: Slab work is completed	Wing A: Slab work is completed Wing B: Slab work is completed,

Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Work Completion as 2 nd LIE Report as on 02.03.2024	Work Completion as on 06.04.2024
					Block work is in progress
14	12th Floor	1,126.92		Wing B: Slab work is completed	Wing B: Slab work is completed
15	13th Floor	1,126.92		Wing B: Slab work is completed	Wing B: Slab work is completed
16	14th Floor	1,126.92		Wing B: Slab work is completed	Wing B: Slab work is completed
17	15th Floor	1,129.81		Wing B: Slab work is completed	Wing B: Slab work is completed
18	16th Floor	1,126.92		Wing B: Slab work is completed	Wing B: Slab work is completed
19	17th Floor	1,126.92			Wing B: Slab work is completed
20	18th Floor	1,126.92			Wing B: Slab work is completed
21	19th Floor	1,126.92			Wing B: Slab work is completed
22	20th Floor	1,126.92			Wing B: Slab work is completed
23	21st Floor	1,126.92			Wing B: Shuttering work is in progress
24	22nd Floor	1,134.51			
25	23rd Floor	1,134.49			
26	Terrace Floor	302.44			
Total		27,417.85	1,877.06		
No. of Puzzle Car Parking		78 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	0.38	0.44	0.44	-
Rent Cost	11.26	10.58	7.93	2.64
Construction Cost of Rehab Building	30.97	53.76	46.55	7.21
Construction Cost of Sale Building	85.33			
Premium Cost / FSI / GOM Charges / fees / security Deposits & TDR Cost	13.00	12.23	4.22	8.01
Architect Cost, RCC & Other Professional Cost	2.33	1.12	1.11	0.01
Administrative Cost	1.16	3.26	2.79	0.47
Marketing Cost	5.07			
Interest Cost (Bank Loan)	4.00	0.98	0.46	0.52
Contingency Cost	1.74	1.37	-	1.37
Total	155.24	83.74	63.51	20.23

- ✓ The Builder has incurred about 10.58 Cr. Rent Cost, 53.76 Cr. as construction cost of all buildings, 12.23 Cr. for approval of project, 1.12 Cr. for professional cost, 3.26 Cr. for admin cost & marketing cost, 0.98 Cr. for interest cost & 1.37 Cr. for contingency cost 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	0.38	0.38	-
Rent Cost	10.57	7.93	2.64
Construction cost of Rehab Building	52.92	45.73	7.19
Construction cost of Sale Building			
Premium Cost / FSI / GOM Charges / fees / security Deposits & TDR Cost	13.19	5.18	8.01
Architect Cost, RCC & Other Professional Cost	1.10	1.09	0.01
Administrative Cost	3.32	2.93	0.39
Marketing Cost	0.39	0.22	0.17
Interest Cost	0.98	0.46	0.51
Contingency Cost	-	-	-
Total	82.84	63.93	18.92

Note:

6.3. Land Cost:

Sr. No.	Agreement Name	Date	Particulars	Total Cost in ₹	Incurred Cost in ₹
1	Agreement for Sale	24.12.2020	Stamp Duty	31,06,500.00	31,06,500.00
2			Reg. Fees	30,000.00	30,000.00
3				7,700.00	7,700.00
4	Rectification Deed	05.07.2021	Stamp Duty	40,000.00	40,000.00
5			Reg. Fees	30,000.00	30,000.00
6				9,800.00	9,800.00
7	Power of Attorney	22.01.2021	Stamp Duty	500.00	500.00
8			Reg. Fees	100.00	100.00
9				800.00	800.00
10	Surrender Deed	02.01.2023	Purchase Cost	5,50,000.00	5,50,000.00
11			Stamp Duty	38,500.00	38,500.00
	TOTAL			38,13,900.00	38,13,900.00

As per conveyance 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 of Rehab Building	52,91,71,155.00	52.92	45,72,92,621.00	45.73	7.19
2	Construction Cost of Sale Building					
3	Rent Cost	10,56,81,600.00	10.57	7,93,07,100.00	7.93	2.64
4	Premium Cost / FSI / GOM Charges / fees / security Deposits & TDR Cost	13,18,71,784.00	5.18	5,18,01,207.00	5.18	8.01
5	Professional Cost	1,10,12,901.00	1.09	1,09,03,101.00	1.09	0.01
6	Administrative Cost	3,31,80,742.00	2.93	2,93,04,707.00	2.93	0.39
7	Marketing Cost	39,37,434.00	0.46	46,24,142.00	0.46	0.17
	TOTAL	81,48,55,616.00	81.49	63,08,47,217.00	63.08	18.40

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)	Difference in ₹	Balance Amount in ₹
1	Interest Cost	4,00,00,000.00	97,71,780.00	46,24,142.00	51,47,638.00	3,02,28,220.00
	TOTAL	4,00,00,000.00	97,71,780.00	46,24,142.00	51,47,638.00	3,02,28,220.00

Interest Cost is based on discussion with the client.

6.5. Cost of Construction as on 06th April 2024:**6.5.1. Rehab Building No. 1 (Wing C)**

Sr. No.	Floor	Total Constructi on Area in Sq. M.	Completed Area in Sq. M.	Rate per Sq. M.	Full Value after completion	% of work complete d	Actual Expenditure till date in ₹
	Excavation & Piling Work	5% of Construction Cost of Building			1,44,24,730.00	100%	1,44,24,730.00
1	Ground	627.92	627.92	20,000.00	62,79,200.00	50%	62,79,200.00
2	1st	627.92	627.92	20,000.00	94,18,800.00	78%	97,95,552.00
3	2nd	627.92	627.92	20,000.00	94,18,800.00	78%	97,95,552.00
4	3rd	584.55	584.55	20,000.00	87,68,250.00	78%	91,18,980.00
5	4th	584.55	584.55	20,000.00	87,68,250.00	78%	91,18,980.00
6	5th	584.55	584.55	20,000.00	87,68,250.00	78%	91,18,980.00
7	6th	584.55	584.55	20,000.00	87,68,250.00	78%	91,18,980.00
8	7th	584.55	584.55	20,000.00	87,68,250.00	78%	91,18,980.00
9	8th	584.66	584.66	20,000.00	87,69,900.00	78%	91,20,696.00
10	9th	584.55	584.55	20,000.00	87,68,250.00	78%	91,18,980.00
11	10th	584.55	584.55	20,000.00	87,68,250.00	75%	87,68,250.00
12	11th	584.55	584.55	20,000.00	87,68,250.00	75%	87,68,250.00
13	12th	584.55	584.55	20,000.00	87,68,250.00	75%	87,68,250.00
14	13th	584.55	584.55	20,000.00	81,83,700.00	70%	81,83,700.00
15	14th	584.55	584.55	20,000.00	81,83,700.00	70%	81,83,700.00
16	15th	585.30	585.30	20,000.00	81,94,200.00	70%	81,94,200.00
17	16th	584.55	584.55	20,000.00	70,14,600.00	70%	81,83,700.00
18	17th	584.55	584.55	20,000.00	1,16,91,000.00	65%	75,99,150.00
19	18th	584.55	584.55	20,000.00	1,16,91,000.00	60%	70,14,600.00
20	19th	584.55	584.55	20,000.00	1,16,91,000.00	60%	70,14,600.00
21	20th	584.55	584.55	20,000.00	1,16,91,000.00	60%	70,14,600.00
22	21st	584.55	584.55	20,000.00	1,16,91,000.00	50%	58,45,500.00
23	22nd	584.55	584.55	20,000.00	1,16,91,000.00	50%	58,45,500.00
24	23rd	584.55	584.55	20,000.00	1,16,91,000.00	40%	46,76,400.00
25	OHT / LMR	264.56		20,000.00	52,91,200.00		-
Total Area in Sq. M.		14,424.73	14,160.17		30,29,19,330.00	69%	20,81,90,010.00
STACK PARKING Nos.		27.00		2,50,000.00	67,50,000.00		
TOTAL COST OF CONSTRUCTION (A + B)					30,96,69,330.00	67%	20,81,90,010.00

6.5.2. Sales Building No. 2 (Wing A & B)

Sr. No.	Floor	Total 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 ₹
	Excavation & Piling Work	10% of Construction Cost of Building			7,40,28,200.00	100%	7,40,28,200.00
1	Ground	1,138.60	1,138.60	27,000.00	3,07,42,146.00	50%	1,53,71,073.00
2	1st	1,138.60	1,138.60	27,000.00	3,07,42,146.00	68%	2,09,04,659.28
3	2nd	1,138.60	1,138.60	27,000.00	3,07,42,146.00	68%	2,09,04,659.28
4	3rd	1,131.03	1,131.03	27,000.00	3,05,37,756.00	68%	2,07,65,674.08
5	4th	1,126.92	1,126.92	27,000.00	3,04,26,786.00	68%	2,06,90,214.48
6	5th	1,126.92	1,126.92	27,000.00	3,04,26,786.00	68%	2,06,90,214.48
7	6th	1,126.92	1,126.92	27,000.00	3,04,26,786.00	68%	2,06,90,214.48
8	7th	1,126.92	1,126.92	27,000.00	3,04,26,786.00	70%	2,12,98,750.20
9	8th	1,139.10	1,139.10	27,000.00	3,07,55,646.00	70%	2,15,28,952.20
10	9th	1,126.92	1,126.92	27,000.00	3,04,26,786.00	70%	2,12,98,750.20
11	10th	1,126.92	1,126.92	27,000.00	3,04,26,786.00	50%	1,52,13,393.00
12	11th	1,126.92	1,126.92	27,000.00	3,04,26,786.00	50%	1,52,13,393.00
13	12th	1,126.92	563.46	27,000.00	3,04,26,786.00	25%	76,06,696.50
14	13th	1,126.92	563.46	27,000.00	3,04,26,786.00	25%	76,06,696.50
15	14th	1,126.92	563.46	27,000.00	3,04,26,786.00	25%	76,06,696.50
16	15th	1,129.81	563.46	27,000.00	3,05,04,816.00	25%	76,26,204.00
17	16th	1,126.92		27,000.00	3,04,26,840.00	25%	76,06,696.50
18	17th	1,126.92		27,000.00	3,04,26,840.00	25%	76,06,696.50
19	18th	1,126.92		27,000.00	3,04,26,840.00	25%	76,06,696.50
20	19th	1,126.92		27,000.00	3,04,26,840.00	25%	76,06,696.50
21	20th	1,126.92		27,000.00	3,04,26,840.00	25%	76,06,696.50
22	21st	1,126.92		27,000.00	3,04,26,840.00		-
23	22nd	1,134.51		27,000.00	3,06,31,770.00		-
24	23rd	1,134.49		27,000.00	3,06,31,230.00		-
25	OHT / LMR	302.44		27,000.00	81,65,880.00		-
Total Area in Sq. M.		27,417.90	15,829.63		81,43,11,500.00	46%	37,70,77,923.68
STACK PARKING Nos.		78.00		5,00,000.00	3,90,00,000.00		-
TOTAL COST OF CONSTRUCTION (A + B)					85,33,11,500.00	44%	37,70,77,923.68

6.5.3. SUMMARY TABLE OF PLINTH AREA CALCULATION

Sr. No.	Building	Total Construction Area in Sq. M.	Full Value after completion	% of work completed	Actual Expenditure till date in ₹
1	Rehab Building No. 1	14,424.73	30,29,19,330.00	69%	20,81,90,010.00
2	Sale Building	27,417.90	81,43,11,500.00	46%	37,70,77,923.68
	Sub Total (A)	41,842.63	111,72,30,830.00	52%	58,52,67,933.68
3	Puzzle Parking of Rehab Building in No.	27.00	67,50,000.00	0%	-
4	Puzzle Parking of Sale Building in No.	78.00	3,90,00,000.00	0%	-
	Sub Total (B)	105.00	4,57,50,000.00	0%	-
Total Cost of Construction (A + B)			116,29,80,830.00	50%	58,52,67,933.68

Note: Details of work completed is as per site visit dated 06.04.2024 but report is prepared for 31st 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	0.38	0.44	0.38	0.38	-
Rent Cost	11.26	10.58	10.57	7.93	2.64
Construction cost of Rehab & Amenity Building	30.97	53.76	52.92	45.73	7.19
Construction cost of Sale Building	85.33				
Premium Cost / FSI / GOM Charges / fees / security Deposits & TDR Cost	13.00	12.23	13.19	5.18	8.01
Architect Cost, RCC & Other Professional Cost	2.33	1.12	1.10	1.09	0.01
Administrative Cost	1.16		3.32	2.93	0.39
Marketing Cost	5.07	3.26	0.39	0.22	0.17
Interest Cost	4.00	0.98	0.98	0.46	0.51
Contingency Cost	1.74	1.37	-	-	-
Total	155.24	83.74	82.84	63.93	18.92

Note:

In CA Certificate , security deposits 0.06 Cr. is considered in land cost header but we have not considered same.

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 site inspection, 67% of total work is completed, which amounts to ₹ 20.82 Cr. for Rehab building No. 1 and 44% of total work is completed, which amounts to ₹ 37.71 Cr. for Sale Building No. 2. Hence 50% of total work is completed in project, which amounts to ₹ 58.53 Cr. However, as per data provided by client, they have incurred the cost of ₹ 52.92 Cr. till 31.03.2024.

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	0.38	0.38	-	0.00%
Rent Cost	10.57	7.93	2.64	3.19%
Construction cost of Rehab & Amenity Building	52.92	45.73	7.19	8.68%
Construction cost of Sale Building				
Premium Cost / FSI / GOM Charges / fees / security Deposits & TDR Cost	13.19	5.18	8.01	9.67%
Architect Cost, RCC & Other Professional Cost	1.10	1.09	0.01	0.01%
Administrative Cost	3.32	2.93	0.39	0.47%
Marketing Cost	0.39	0.22	0.17	0.21%
Interest Cost	0.98	0.46	0.51	0.62%
Contingency Cost	-	-	-	0.00%
Total	82.84	63.93	18.92	22.84%

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	0.38	0.38	100.00%	0.25%
Rent Cost	11.26	10.57	93.86%	6.81%
Construction cost of Rehab & Amenity Building	30.97	52.92	45.50%	34.09%
Construction cost of Sale Building	85.33			
Premium Cost / FSI / GOM Charges / fees / security Deposits	13.00	13.19	101.44%	8.49%
Architect Cost, RCC & Other Professional Cost	2.33	1.10	47.27%	0.71%
Administrative Cost	1.16	3.32	286.04%	2.14%
Marketing Cost	5.07	0.39	7.77%	0.25%
Interest Cost	4.00	0.98	24.43%	0.63%
Contingency Cost	1.74	-	0.00%	0.00%
Total	155.24	82.84	53.37%	53.37%

Based on above Calculation it is found that total Project cost incurred is 53.37% of the Total Project Cost.

7. Means of Finance:

Sr. No.	Particulars	Exp. Cumulative (Cr.)
1.	Equity share capital / Quassi Loan from Promoter	3.74
2.	Unsecured Loan	45.07
3.	Sales (Advance from customer)	15.75
4.	Bank Loan Amount	19.17
	Total	83.73

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:**10.1. Rehab Building No. 1**

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

Activity	Date of Implementation	Date of Completion	Status
13th Floor Slab			Slab work is completed
14th Floor Slab			Slab work is completed
15th Floor Slab			Slab work is completed
16th Floor Slab			Slab work is completed
17th Floor Slab			Slab work is completed
18th Floor Slab			Slab work is completed
19th Floor Slab			Slab work is completed
20th Floor Slab			Slab work is completed
21st Floor Slab			Slab work is completed
22nd Floor Slab			Slab work is completed
23rd Floor Slab			Slab work is completed
Block work / Internal Plaster work			Work is in progress
Terrace Parapet wall / Overhead water tank / Lift Machine room / compound wall / External Plaster work			Shuttering work is in progress
Electric Work			
Water Proofing			Work is in progress
Plumbing Work			Work is in progress
Tiling / Marble Flooring			Work is in progress
Door Frames			Work is in progress
Window Installation			
Staircase Flooring			Work is in progress
Staircase Railing			
Refuge Area Flooring			
Internal Painting			
External Painting			
Lift Work			
Fire Fighting Installation			Work is in progress
Stack Parking			
CP Fitting & Sanitary Work			
Final Finishing & Fitting			

10.2. Sale Building No. 2 (Wing A & B)

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

Activity	Date of Implementation	Date of Completion	Status
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 & B Slab work is Completed
11th Floor Slab			Wing A & B Slab work is Completed
12th Floor Slab			Wing B: Slab work is Completed
13th Floor Slab			Wing B: Slab work is Completed
14th Floor Slab			Wing B: Slab work is Completed
15th Floor Slab			Wing B: Slab work is Completed
16th Floor Slab			Wing B: Slab work is Completed
17th Floor Slab			Wing B: Slab work is Completed
18th Floor Slab			Wing B: Slab work is Completed
19th Floor Slab			Wing B: Slab work is Completed
20th Floor Slab			Wing B: Slab work is Completed
21st Floor Slab			Wing B: Shuttering work is in progress
22nd Floor Slab			
23rd Floor Slab			
Block work / Internal Plaster work			Work is in progress
Terrace Parapet wall / Overhead water tank / Lift Machine room / compound wall / External Plaster work			
Electric Work			
Water Proofing			Work is in progress
Plumbing Work			Work is in progress
Tiling / Marble Flooring			Work is in progress
Door Frames			Work is in progress
Window Installation			
Staircase Flooring			
Staircase Railing			
Refuge Area Flooring			
Internal Painting			
External Painting			
Lift Work			
Fire Fighting Installation			Work is in progress
Stack Parking			
CP Fitting & Sanitary Work			

Activity	Date of Implementation	Date of Completion	Status
Final Finishing & Fitting			

Work progress schedule is not shared by the developer.

11. Action initiated to complete the project in time:

For Rehab Building No. 1 (Wing C): Till 23rd Floor Slab work, till 20th floor block work and door & window frames, till 18th floor plaster work, till 16th floor gypsum work, till 12th floor kitchen & toilet dadoing, kitchen platform, flooring a work is completed

For Sales Building No. 2 (Wing A): Till 11th Floor Slab work, till 9th floor block work and door & windows frames, internal plaster work, gypsum work, kitchen platform work is completed and 10th floor block work is in progress

For Sales Building No. 2 (Wing B): Till 20th Floor Slab work, till 10th floor block work and door & windows frames, internal plaster work, till 9th floor gypsum work, kitchen platform is completed and 21st floor slab work is in progress

12. Comments related to cost overrun if any:

The cost of Project is ₹ 155.24 Cr.

13. Balance investment required for completion of project:

We opinion amount of ₹ 72.40 Cr. Will be required to complete the Project.

14. Mandatory Approval Status:

Sr. No.	Particulars	Name of Department	Status	Order Details
1	Letter of Intent (LOI) Building	Slum Rehabilitation Authority (SRA)	Obtained and available at site	KE/PVT/0232/20180327/LOI dated 31.03.2022
2A	Rehab Building No. 1 IOA	Slum Rehabilitation Authority (SRA)	Obtained and available at site	KE/PVT/0232/20180327/AP/R – 1 dated 21.04.2022
2B	Sale Building No. 2 IOA	Slum Rehabilitation Authority (SRA)	Obtained and available at site	KE/PVT/0232/20180327/AP/S-2 dated 21.04.2022
3A	Rehab Building No. 1 Approved Plan	Slum Rehabilitation Authority (SRA)	Obtained and available at site	KE/PVT/0232/20180327/AP/R – 1 dated 21.04.2022
3B	Sale Building No. 2 Approved Plan	Slum Rehabilitation Authority (SRA)	Obtained and available at site	SRA/ENG/KE/PVT/0232/20180327/AP/S-2 dated 21.04.2022
3C	Revised Sale Building No. 2 Approved Plan	Slum Rehabilitation Authority (SRA)	Pending	-
4A	First C.C. of Rehab Building No. 1	Slum Rehabilitation Authority (SRA)	Obtained and available at site	KE/PVT/0232/20180327/AP/R-1 dated 11.03.2022. This CC is endorsed for the work for Wing C: Plinth level Work
4B	Second C.C. of Rehab Building No. 1	Slum Rehabilitation Authority (SRA)	Obtained and available at site	KE/PVT/0232/20180327/AP/R-1 dated 06.09.2022. This CC is endorsed for the work for Wing C: Ground Floor + 14th Upper Floor as per approved plan dated 21.04.2022

Sr. No.	Particulars	Name of Department	Status	Order Details
4C	Third C.C. of Rehab Building No. 1	Slum Rehabilitation Authority (SRA)	Obtained and available at site	KE/PVT/0232/20180327/AP/R-1 dated 05.09.2023. This CC is endorsed for the work for Wing C: Ground Floor + 23rd Upper Floor + LMR + OHT as per approved plan dated 21.04.2022
5A	First C.C. of Sale Building No. 2	Slum Rehabilitation Authority (SRA)	Obtained and available at site	KE/PVT/0232/20180327/AP/S-2 dated 11.03.2023. This CC is endorsed for the work for Wing A & B: Plinth level work
5B	Second C.C. of Sale Building No. 2	Slum Rehabilitation Authority (SRA)	Obtained and available at site	KE/PVT/0232/20180327/AP/S-2 dated 25.11.2022. This CC is endorsed for the work for Wing A: Ground Floor + 6th Upper Floor as per approved plan 21.04.2022
6A	Third C.C. of Sale Building No. 2	Slum Rehabilitation Authority (SRA)	Obtained and available at site	KE/PVT/0232/20180327/AP/S-2 dated 24.02.2023. This CC is endorsed for the work for Wing A: Ground Floor + 11th Upper Floor & Wing B: Ground Floor + 12th Upper Floor as per approved plan 21.04.2022
6B	Fourth C.C. of Sale Building No. 2	Slum Rehabilitation Authority (SRA)	Obtained and available at site	14. KE/PVT/0232/20180327/AP/S-2 dated 09.11.2023 issued by Slum Rehabilitation Authority (SRA). (This CC is endorsed for the work for Wing A: Ground Floor + 11 th Upper Floor & Wing B: Ground Floor + 21 st (part) Upper Floor as per approved plan 21.04.2022)
6C	Fifth C. C. of Sale of Building No. 2	Slum Rehabilitation Authority (SRA)	Pending	-
7A	Occupancy of Rehab Building No. 1	Slum Rehabilitation Authority (SRA)	Pending (Project is not completed)	
7B	Occupancy of Sale Building No. 2	Slum Rehabilitation Authority (SRA)	Pending (Project is not completed)	

15. Documents Required for Occupancy Certificate

1. Notice u/s 337/342 of MMC Act, 1888 in prescribed format & application u/s 44/69 of MR&TP Act, 1966 along with complete set of plans (15 sets or as required in) as prescribed in the regulation 5(2) of DCR-1991, indicating therein the prominent roads, landmarks in the neighbourhood near the site under reference on the location plan as well as block plan.
2. Form of supervision by Architect / Licensed Surveyor (L.S.) / Structural Engineer / Site Supervisor in the prescribed proforma.
3. ULC Clearance if necessary.
4. Property Register Card in words and in the name of applicant, issued along with City Survey Plan/ True Extract.

5. Triangulation calculation for area of the plot, & Architect / L.S.'s certificate for area of the plot as prescribed in regulation 5(3 (ii) (c) of DCR-1991.
6. Owner/ applicant's affidavit for area of the plot.
7. Certified copy of General Body Resolution of Society wherever applicable or as the conditions may be.
8. In case of GOVT. / MCGM land, NOC from Collector/ Concern Authority of Govt. / Estate dept. of MCGM.
9. Survey Remarks & or B form from T.P.
10. In case plot is to be developed by deriving a "Right of Way", a registered agreement from the concerned owner.
11. Copy of approved layout / sub-division / Amalgamation along with terms & conditions.
12. In case of no cutting of trees, Self-certification by Consultants & Developer for the same along with plan showing the details of tree on plot duly certified by both Architect/ L.S. & Developer.
13. Formation level of Roads from E.E. (Roads) dept.
14. Invert level of nearby manhole from E.E (Sewerage Operation) dept.
15. Invert level remarks from E.E. (S.W.D.) dept. / Survey Remarks.
16. Nalla Remarks from E.E. (S.W.D.) Dept., wherever required.
17. Digitally signed, appointment and acceptance of all consultants appointed by developer, such as,
 - a. Structural Engineer
 - b. Site Supervisor
 - c. Licensed Plumber (SWD, Water, and SP)
 - d. Public Health Consultant (Rainwater Harvesting/PCO/SWM).
 - e. Mech. & Elect. Consultant.
 - f. Road Construction.
 - g. Fire Safety.
 - h. Traffic/parking.
 - i. Horticulturist.
18. Digitally signed, Remarks, design, planning, etc. from the respective consultant for the following.
 - a. Third party certification parking arrangement and maneuverability.
 - b. Internal SWD.
 - c. Internal Water works and Rainwater harvesting.
 - d. Internal Drainage Works.
 - e. Internal Mechanical & Electrical.
 - f. Structural design & plan showing the structural details for the proposed building.
 - g. Detail Plan & Design for Sewerage Treatment Plant from consultant, wherever required.
 - h. Internal Road.
 - i. Horticulture.
 - j. Solid Waste Management Plan.
19. Registered comprehensive undertaking/ declaration from the developer agreeing to the Terms & Conditions of the approval.
20. Copies of plan showing Demarcation for Regular/ sanctioned/ proposed lines and reservations through A.E. (Survey) jointly with DILR.
21. Identification proforma with PAN Card of applicant, all consultants, Architects/L.S.

16. Status Insurance Coverage:

Information not provided



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17. Remark:

As per General instruction from Slum Rehabilitation Authority (SRA), Further C. C. for Sale Building will be release after the completion of plinth level of Rehab Building & Completion of Amenity Building.

18. 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 & 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

Auth. Sign.

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366



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About the Project:

1. Introduction	
a) Project Name (With Address & Phone Nos.)	"Ashtavinayak Apartments" , Proposed S. R. Scheme Residential building on Plot bearing C.T.S. No. 68, 68/1, to 20, 69, 70, 70/1 to 26, 71, 71/1 to 38, 72, 72/1 to 26, 73, 73/1 to 14, 74 & 74/1 to 17, Village – Majas, Jogeshwari (East), Taluka – Andheri, Mumbai – 400 060, State – Maharashtra, Country – India <u>Contact Person:</u> Mrs. Mona Mehta Mobile No. 79779 52834
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	06.04.2024
d) Date of LIE Report	23.05.2024
e) Name of the Developer of Property (in case of developer-built properties)	M/s. Shiv Shruti Developers LLP Office No. 201A, 2 nd Floor, Wing No. A, Vikas Vertex, Behind Andheri Police Station, Andheri (East), Mumbai – 400 069, State - Maharashtra, Country – India
2. Physical Characteristics of the Property	
a) Location of the Property	"Ashtavinayak Apartments" , Proposed S. R. Scheme Residential building on Plot bearing C.T.S. No. 68, 68/1, to 20, 69, 70, 70/1 to 26, 71, 71/1 to 38, 72, 72/1 to 26, 73, 73/1 to 14, 74 & 74/1 to 17, Village – Majas, Jogeshwari (East), Taluka – Andheri, Mumbai – 400 060, State – Maharashtra, Country – India
Brief description of the property	
TYPE OF THE BUILDING	
1. <u>Rehab Building No. 1</u>	
No. of Floors	Ground Floor + 1st to 23rd Upper Residential Floor
Building type	Residential Rehab Building
2. <u>Sale Building No. 2 (Wing A & B)</u>	
No. of Floors	Ground Floor + 1st to 23rd Upper Residential Floor
Building type	Residential Sale building
<p>Rehab Building No. 1 & Sale Building No. 2 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.</p> <p>Lift & lift installation contract is not finalized till now.</p> <p>Firefighting work contract is not finalized.</p>	
PROPOSED DATE OF COMPLETION & FUTURE LIFE:	
Expected completion date as per RERA is 31 st December 2025	

ABOUT PROJECT:

Positioned at well-connected locality Jogeshwari East, Ashtavinayak Apartments is an aesthetically built project of Mumbai. This reasonably priced Ashtavinayak Apartments project lies in the range of Rs. 71.0 Lac - 1.06 Cr. This project has its expanse over an area of 1 Acre. The project features a total of 201 units that are well-ventilated.

The carefully laid out units of this Residential complex are sure to mesmerize most buyers. All the units in the property are Under Construction. Flat are the various types of units available, each of which has been created to provide total satisfaction. The property units provide a comfortable environment and range in size from 1 BHK Flat (317.0 Sq. Ft. - 469.0 Sq. Ft.). The design of the project is such that it is classified into 1 tower. The launch date of this beautiful project is 01 March 2022. 01 June 2025 is the date of possession.

Ashtavinayak Apartments's commencement certificate has been granted. The status of the occupancy certificate of this project not granted. Ashtavinayak Apartments has been built by reputed real estate developer Shiv Shruti Developers LLP. Ashtavinayak Apartments ensures the availability of first-class premium amenities such as Private Terrace/Garden, Earth quake resistant, Grand Entrance lobby, Lift, Meditation Area, Indoor Games Room, Kids play area, Waste Disposal, Intercom Facility, Vaastu Compliant. The site's exact address is Shyam Nagar, Off JVLR, Jogeshwari East, Mumbai. The pin code of this masterpiece project is 400060. Ashtavinayak Apartments is where fine living meets seamless connectivity to provide you comfort living.

Postal Address of the Property	"Ashtavinayak Apartments" , Proposed S. R. Scheme Residential building on Plot bearing C.T.S. No. 68, 68/1, to 20, 69, 70, 70/1 to 26, 71, 71/1 to 38, 72, 72/1 to 26, 73, 73/1 to 14, 74 & 74/1 to 17, Village – Majas, Jogeshwari (East), Taluka – Andheri, Mumbai – 400 060, State – Maharashtra, Country – India		
Area of the plot/land (Supported by a plan)	Plot Area: 3,217.80 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	Proposed 30 M wide road		
Description of adjoining property	Located in Higher Middle-class locality		
Plot No. Survey No.	C.T.S. No. 68, 68/1, to 20, 69, 70, 70/1 to 26, 71, 71/1 to 38, 72, 72/1 to 26, 73, 73/1 to 14, 74 & 74/1 to 17		
Ward/Village/Taluka	Village Majas Taluka – Andheri		
Sub-Registry/Block	Mumbai Suburban		
District	District - Mumbai Suburban		
b) Boundaries of the Plot			
	As per Agreement	As per RERA Certificate	Actual
North	CTS No. 33	CTS NO 76	Slum Area
South	Road	CTS NO 67	Under Construction Building
East	CTS No. 76	CTS NO 378 And 18 Point 30 M. Road	Road
West	CTS No. 66 & 67	CTS NO 33	Open & Slum Area

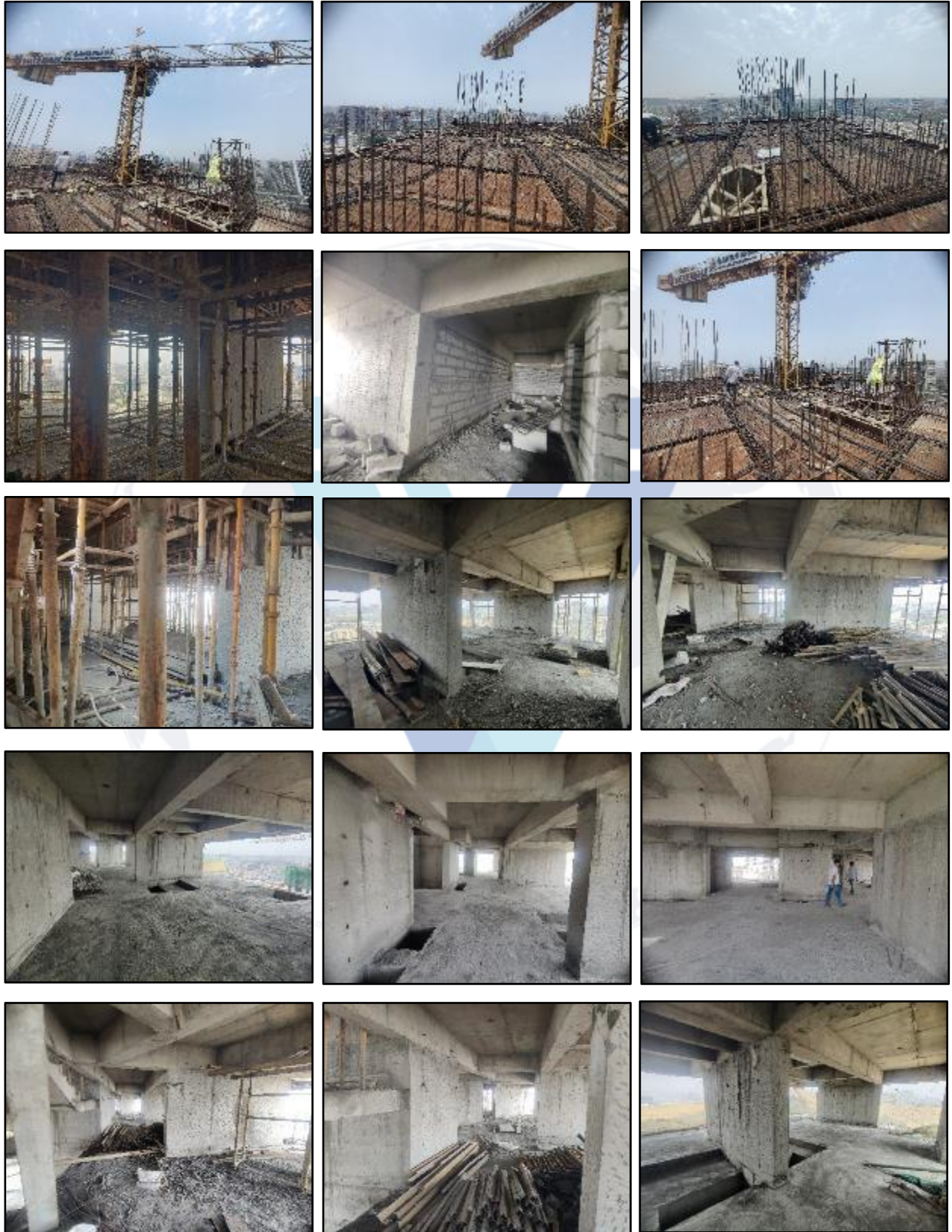
4. Document Details and Legal Aspects of Property:	
a)	Ownership Documents (Building Permission, Commencement Certificate & Status of Plan)
	Sale Deed, Gift Deed, Lease Deed
	1. Copy of Sale Agreement dated 29.12.2020 between M/s. Aishwarya Light Construction Company (The Vendor) and M/s. Shiv Shruti Developers LLP (The Purchasers) through registered agreement vide No. BDR-18-1136-2021 dated 22.01.2021.
	2. Copy of Rectification Deed dated 29.06.2021 between M/s. Aishwarya Light Construction Company (The Vendor) and M/s. Shiv Shruti Developers LLP (The Purchasers) through registered agreement vide No. BDR-18-8232-2021 dated 05.07.2021.
	3. Copy of Letter of Intent (LOI) No. KE/PVT/0232/20180327/LOI dated 31.03.2022 issued by Slum Rehabilitation Authority (SRA).
	4. Copy of Rehab Building No. 1 IOA Letter No. KE/PVT/0232/20180327/AP/R – 1 dated 21.04.2022 issued by Slum Rehabilitation Authority (SRA).
	5. Copy of Sale Building No. 2 IOA Letter No. KE/PVT/0232/20180327/AP/S-2 dated 21.04.2022 issued by Slum Rehabilitation Authority (SRA).
	6. Copy of Rehab Building No. 1 Approved Plan No. KE/PVT/0232/20180327/AP/R – 1 dated 21.04.2022 issued by Slum Rehabilitation Authority (SRA). Approved upto: Wing C: Ground Floor + 1st to 23rd Upper Residential Floor
	7. Copy of Sale Building No. 2 Approved Plan No. SRA/ENG/KE/PVT/0232/20180327/AP/S-2 dated 21.04.2022 issued by Slum Rehabilitation Authority (SRA). Approved upto: Wing A: Ground Floor + 1 st to 11 th Upper Residential Floor Wing B: Ground Floor + 1 st to 23 rd Upper Residential Floor
	8. Copy of Sale Building No. 2 Concession / Architect Plan drawn by M/s. Jiyani Consultancy LLP. Wing A: Ground Floor + 1 st to 23 rd Upper Residential Floor Wing B: Ground Floor + 1 st to 23 rd Upper Residential Floor
	9. Copy of Rehab Building No. 1 (Wing C) 1st Commencement Certificate No. KE/PVT/0232/20180327/AP/R-1 dated 11.03.2022 issued by Slum Rehabilitation Authority (SRA). (This CC is endorsed for the work for Wing C: Plinth level Work)
	10. Copy of Rehab Building No. 1 (Wing C) 2nd Commencement Certificate No. KE/PVT/0232/20180327/AP/R-1 dated 06.09.2022 issued by Slum Rehabilitation Authority (SRA). (This CC is endorsed for the work for Wing C: Ground Floor + 14 th Upper Floor as per approved plan dated 21.04.2022)
	11. Copy of Rehab Building No. 1 (Wing C) 3rd Commencement Certificate No. KE/PVT/0232/20180327/AP/R-1 dated 05.09.2023 issued by Slum Rehabilitation Authority (SRA). (This CC is endorsed for the work for Wing C: Ground Floor + 23 rd Upper Floor + LMR + OHT as per approved plan dated 21.04.2022)
	12. Copy of Rehab Building No. 1 (Wing C) 3rd Commencement Certificate No. KE/PVT/0232/20180327/AP/R-1 dated 05.09.2023 issued by Slum Rehabilitation Authority (SRA). (This CC is endorsed for the work for Wing C: Ground Floor + 23 rd Upper Floor + LMR + OHT as per approved plan dated 21.04.2022)
	13. Copy of Sale Building No. 2 (Wing A & B) 1st Commencement Certificate No. KE/PVT/0232/20180327/AP/S-2 dated 11.03.2023 issued by Slum Rehabilitation Authority (SRA). (This CC is endorsed for the work for Wing A & B : Plinth level work)
	14. Copy of Sale Building No. 2 (Wing A & B) 2nd Commencement Certificate No. KE/PVT/0232/20180327/AP/S-2 dated 25.11.2022 issued by Slum Rehabilitation Authority (SRA).

(This CC is endorsed for the work for Wing A: Ground Floor + 6 th Upper Floor as per approved plan 21.04.2022)
15. Copy of Sale Building No. 2 (Wing A & B) 3rd Commencement Certificate No. KE/PVT/0232/20180327/AP/S-2 dated 24.02.2023 issued by Slum Rehabilitation Authority (SRA). (This CC is endorsed for the work for Wing A: Ground Floor + 11 th Upper Floor & Wing B: Ground Floor + 12 th Upper Floor as per approved plan 21.04.2022)
16. Copy of Environmental Clearance Certificate No. SIA/MH/MIS/273404/2022 dated 13.09.2022 issued by State Environment Impact Assessment Authority (SEIAA), Maharashtra.
17. Copy of CA Certificate dated 10.08.2023 issued by M/s. Varma & Associates
18. Copy of RERA Certificate No. P51800049920 dated 06.03.2023 issued by Maharashtra Real Estate Regulatory Authority.
19. Copy of Legal Title Report dated 07.02.2022 issued by M/s. Mehta & Co.
20. Bills Upto 31.08.2023
21. Copy of CA Certificate dated 26.10.2023 for cost incurred till 31.08.2023 issued by M/s. Varma & Associates
22. Copy of CA Certificate dated 20.01.2024 issued by M/s. M/s. Varma & Associates.
23. Copy of Bills from 01.09.2023 to 31.12.2023
24. Copy of Sale Building No. 2 (Wing A & B) 4th Commencement Certificate No. KE/PVT/0232/20180327/AP/S-2 dated 09.11.2023 issued by Slum Rehabilitation Authority (SRA). (This CC is endorsed for the work for Wing A: Ground Floor + 11 th Upper Floor & Wing B: Ground Floor + 21 st (part) Upper Floor as per approved plan 21.04.2022)

b) Documents verified for present LIE report
1. Copy of CA Certificate dated 25.04.2024 cost incurred till 31.03.2024 issued by M/s. M/s. Varma & Associates.
2. Copy of Bills from 01.10.2024 to 31.03.2024.

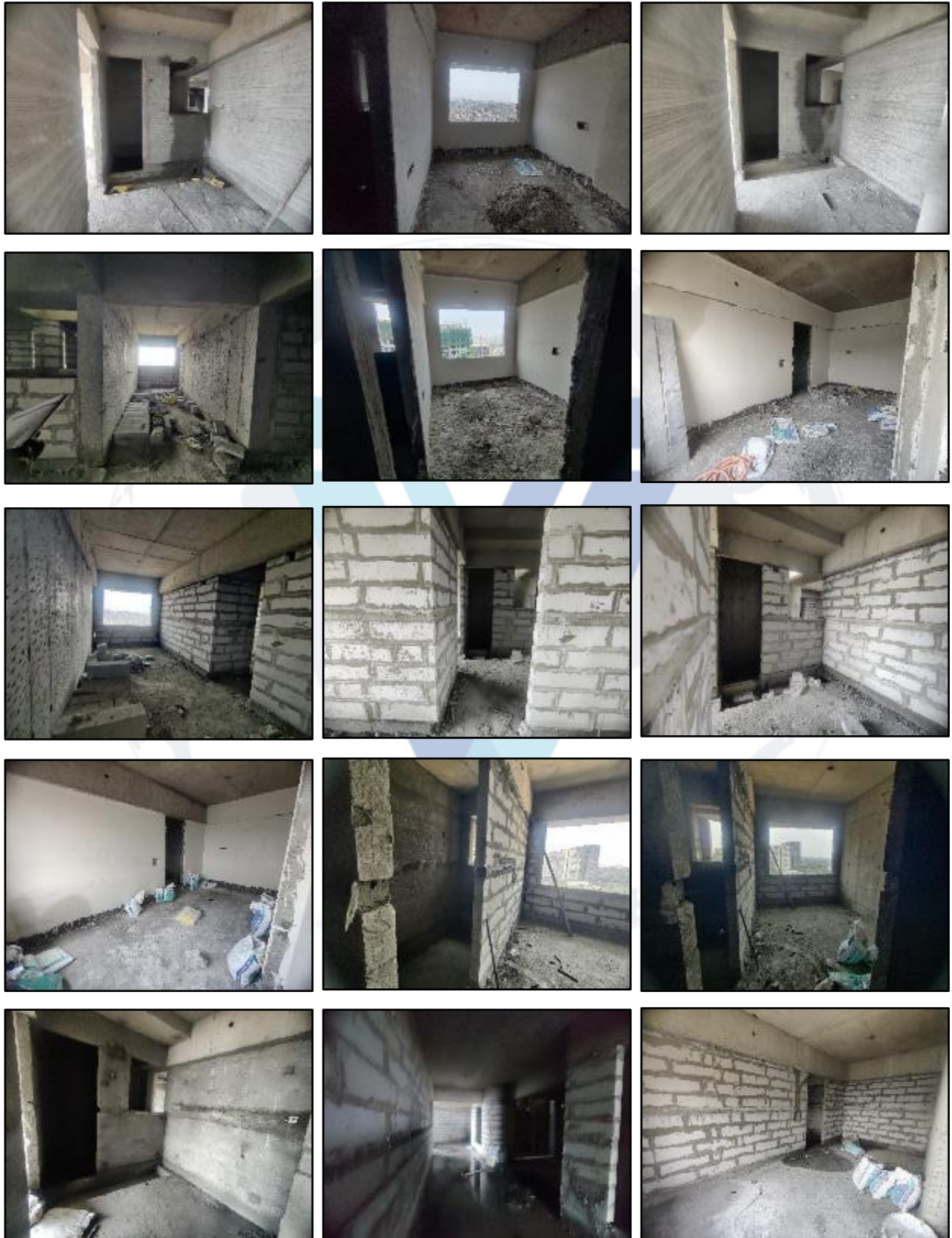
Actual Site Photographs As on 06.04.2024

Rehab Building



Actual Site Photographs As on 06.04.2024

Rehab Building



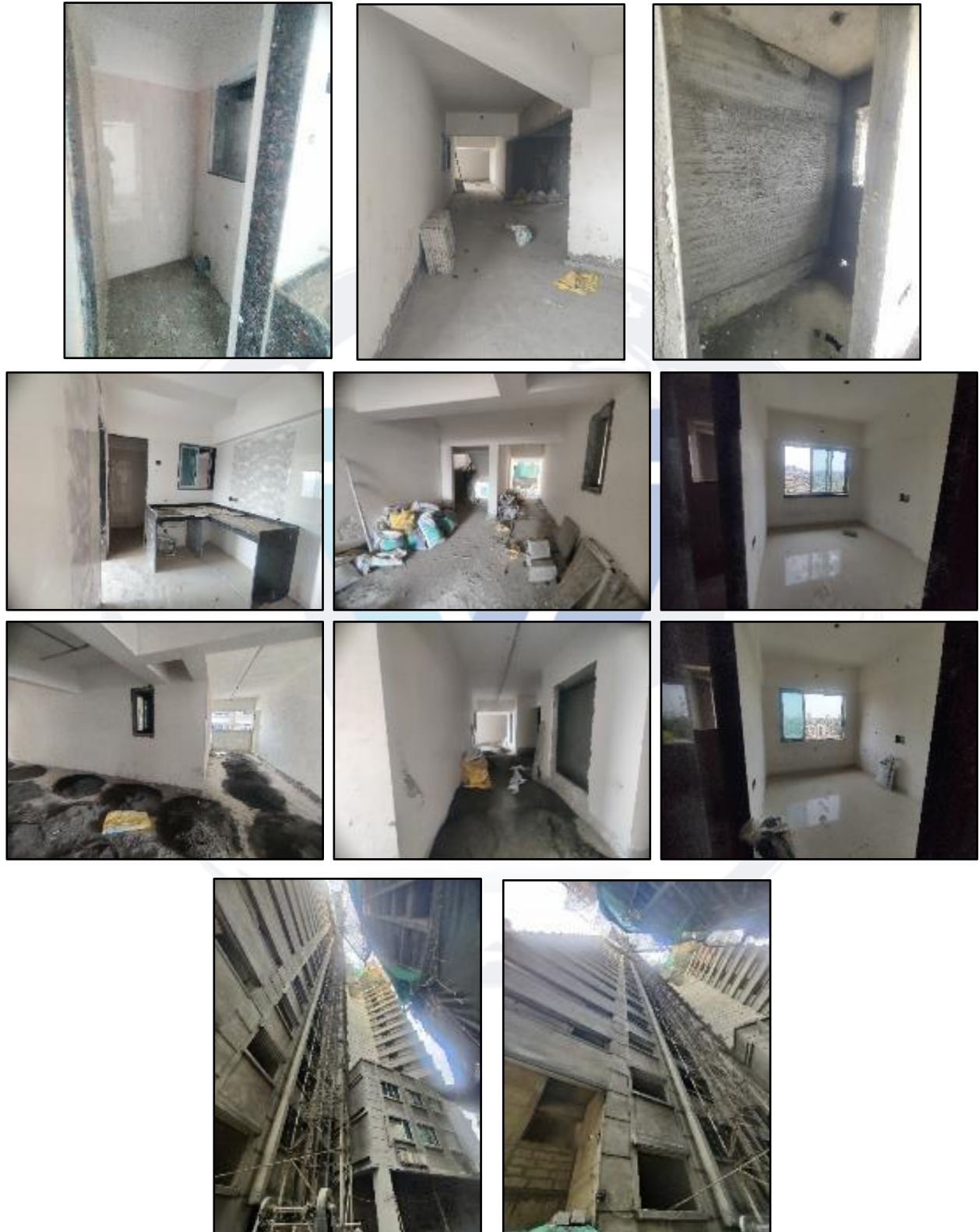
Actual Site Photographs As on 06.04.2024

Rehab Building



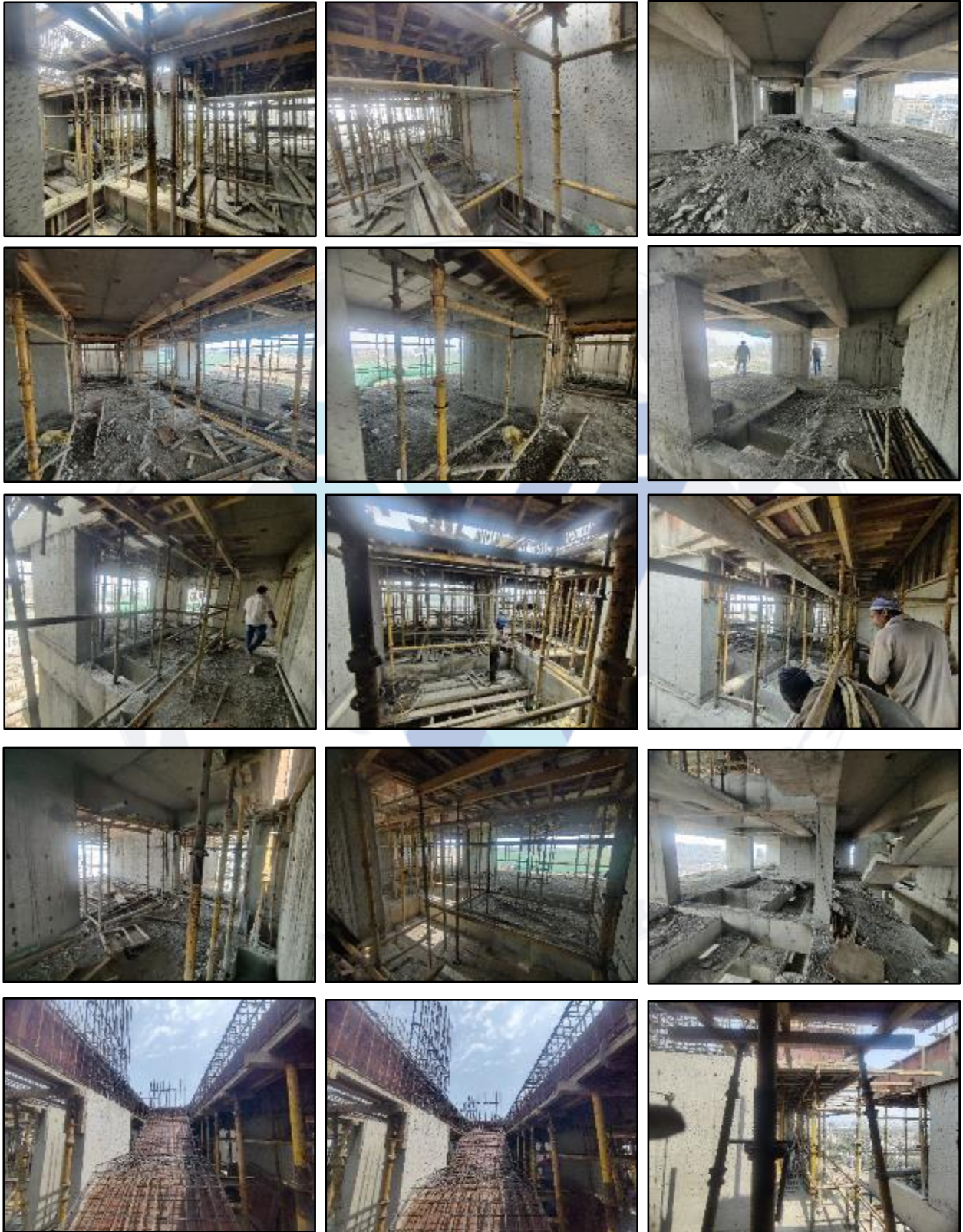
Actual Site Photographs As on 06.04.2024

Rehab Building



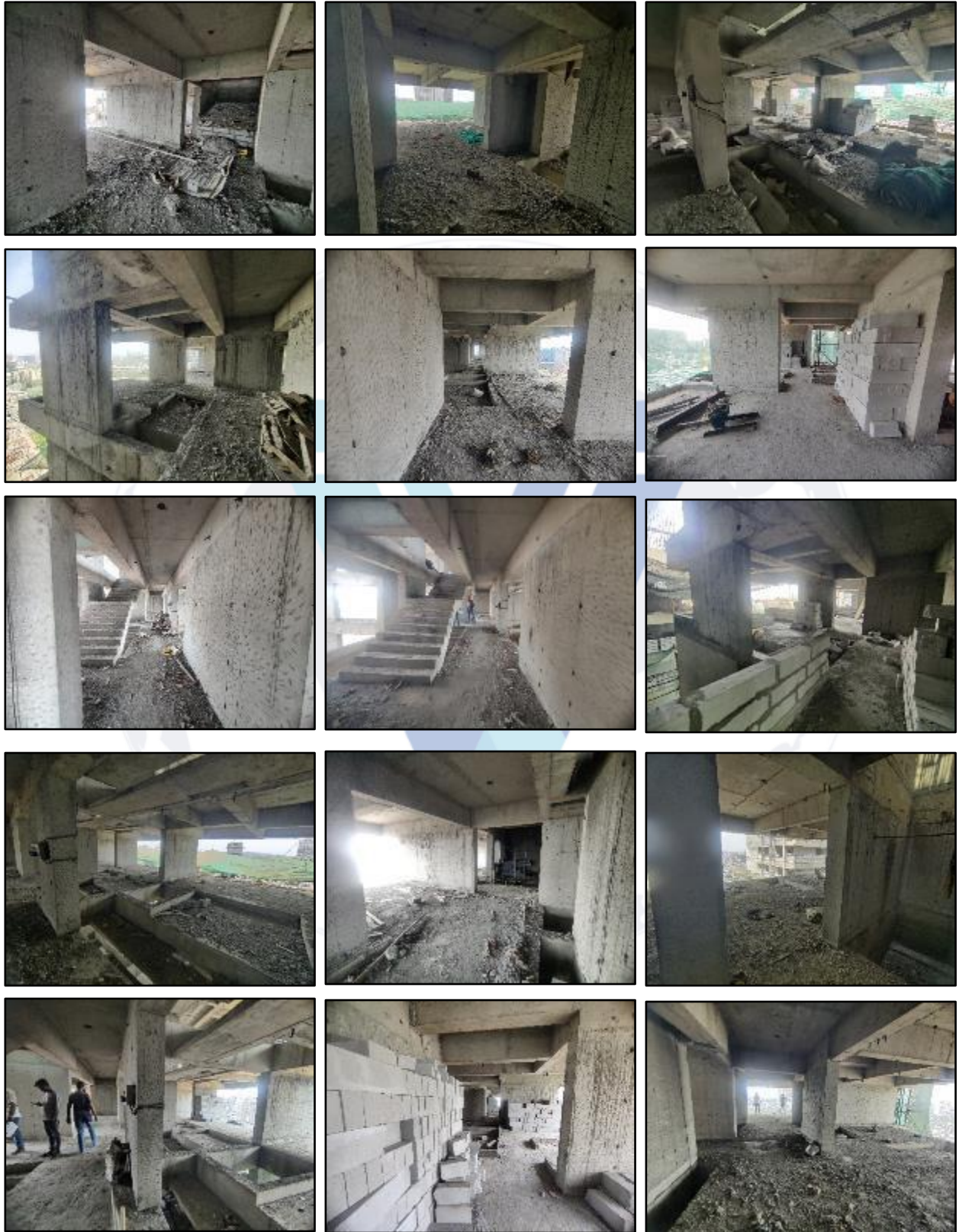
Actual Site Photographs As on 06.04.2024.

Sale Building



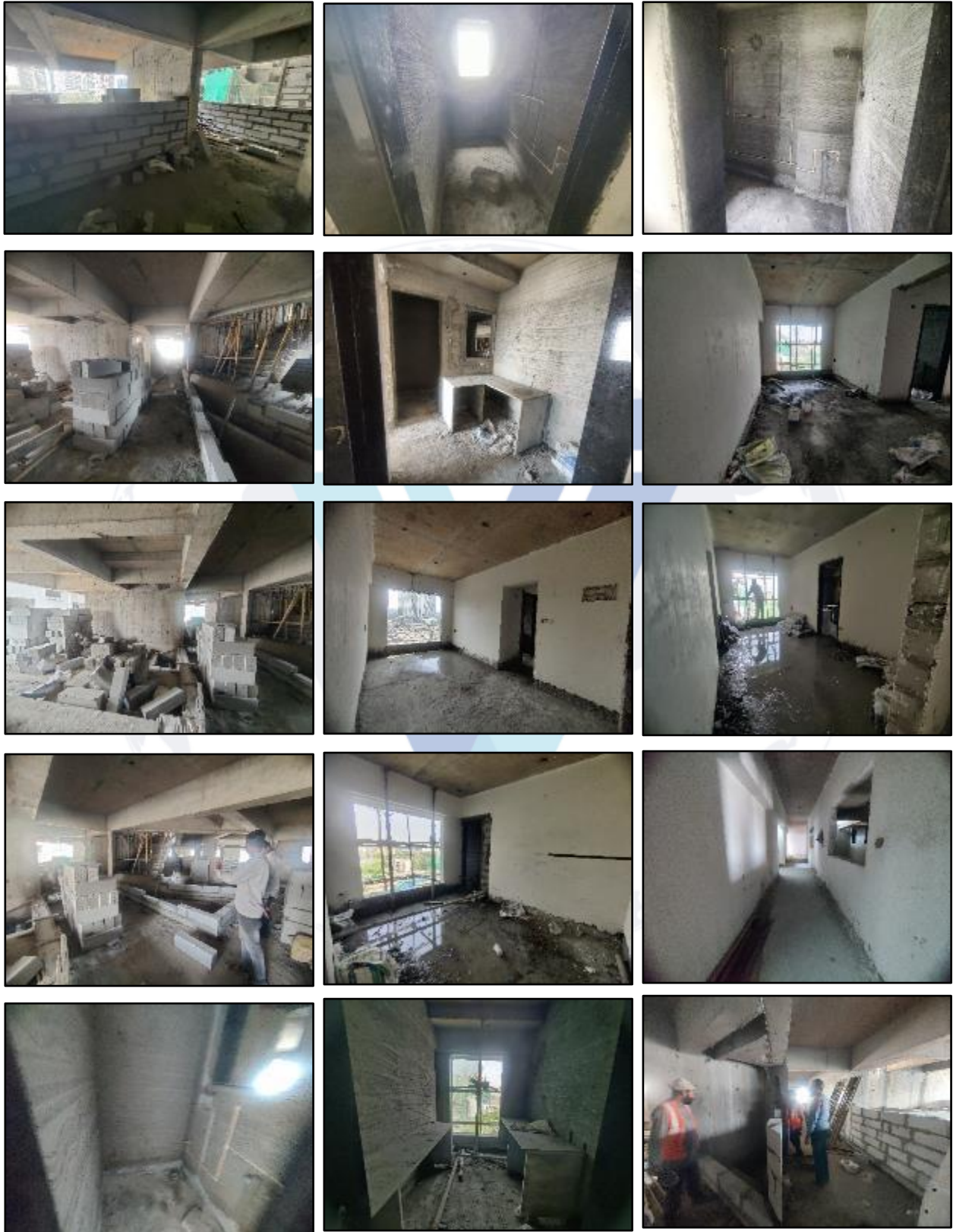
Actual Site Photographs As on 06.04.2024

Sale Building



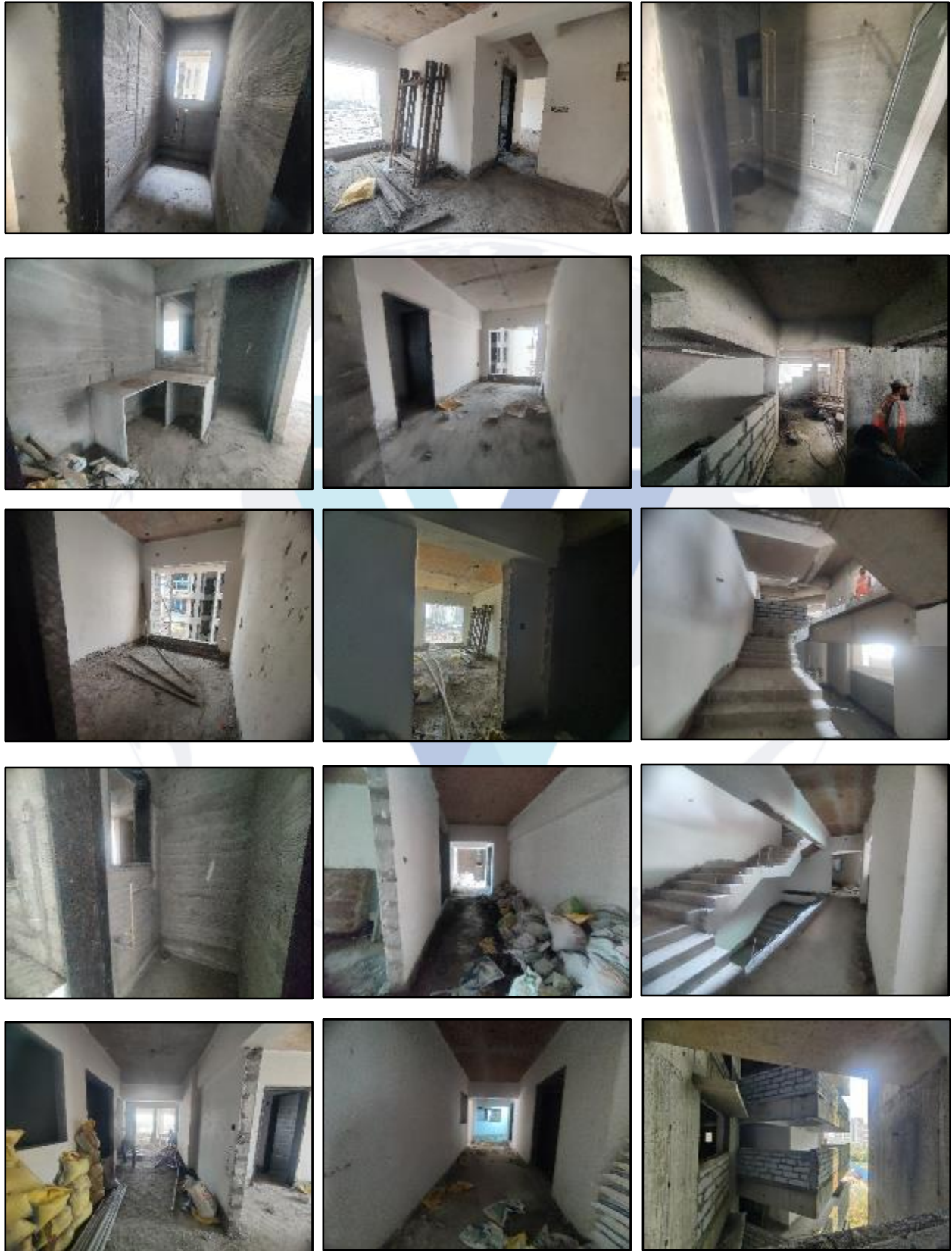
Actual Site Photographs As on 06.04.2024

Sale Building



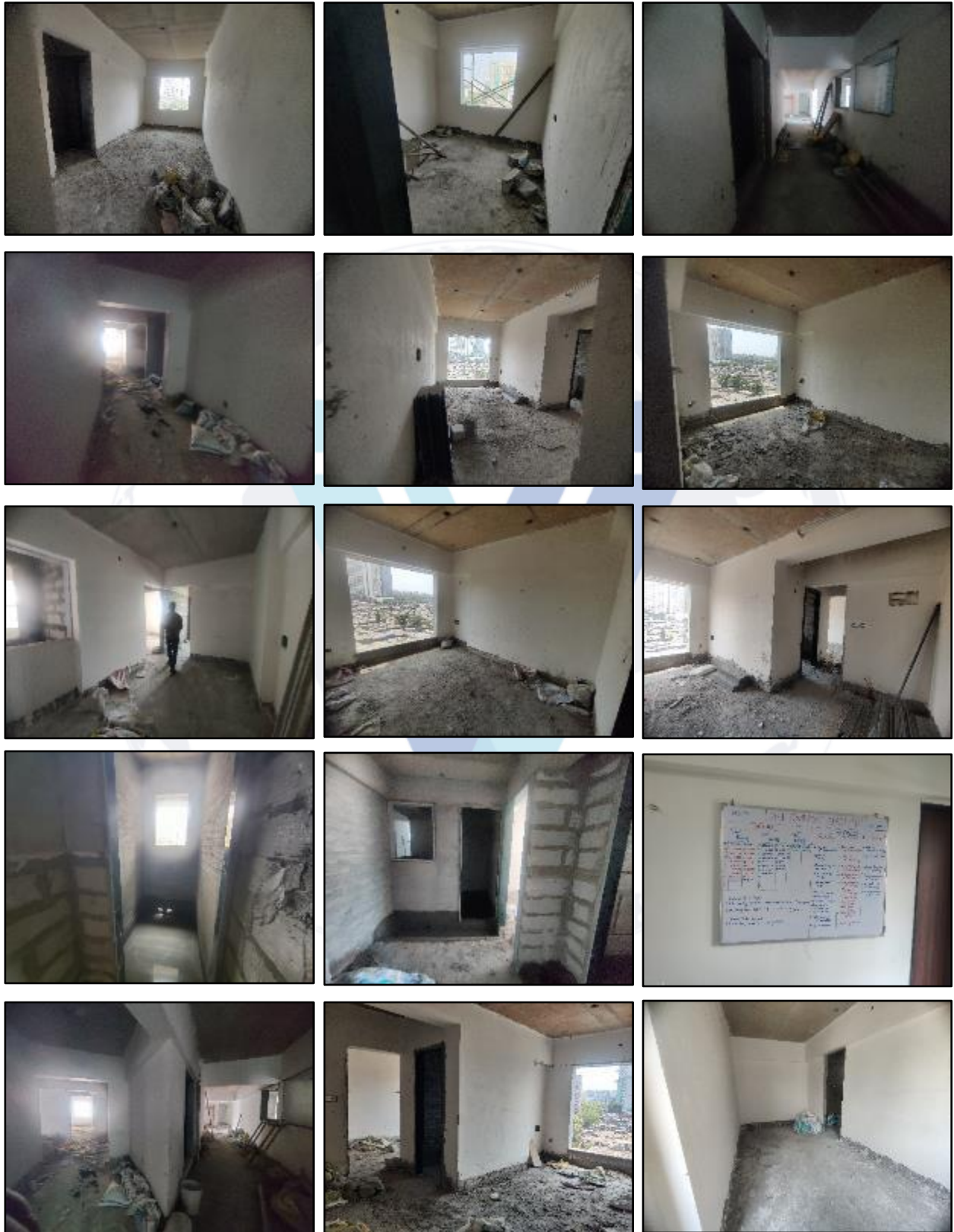
Actual Site Photographs As on 06.04.2024

Sale Building



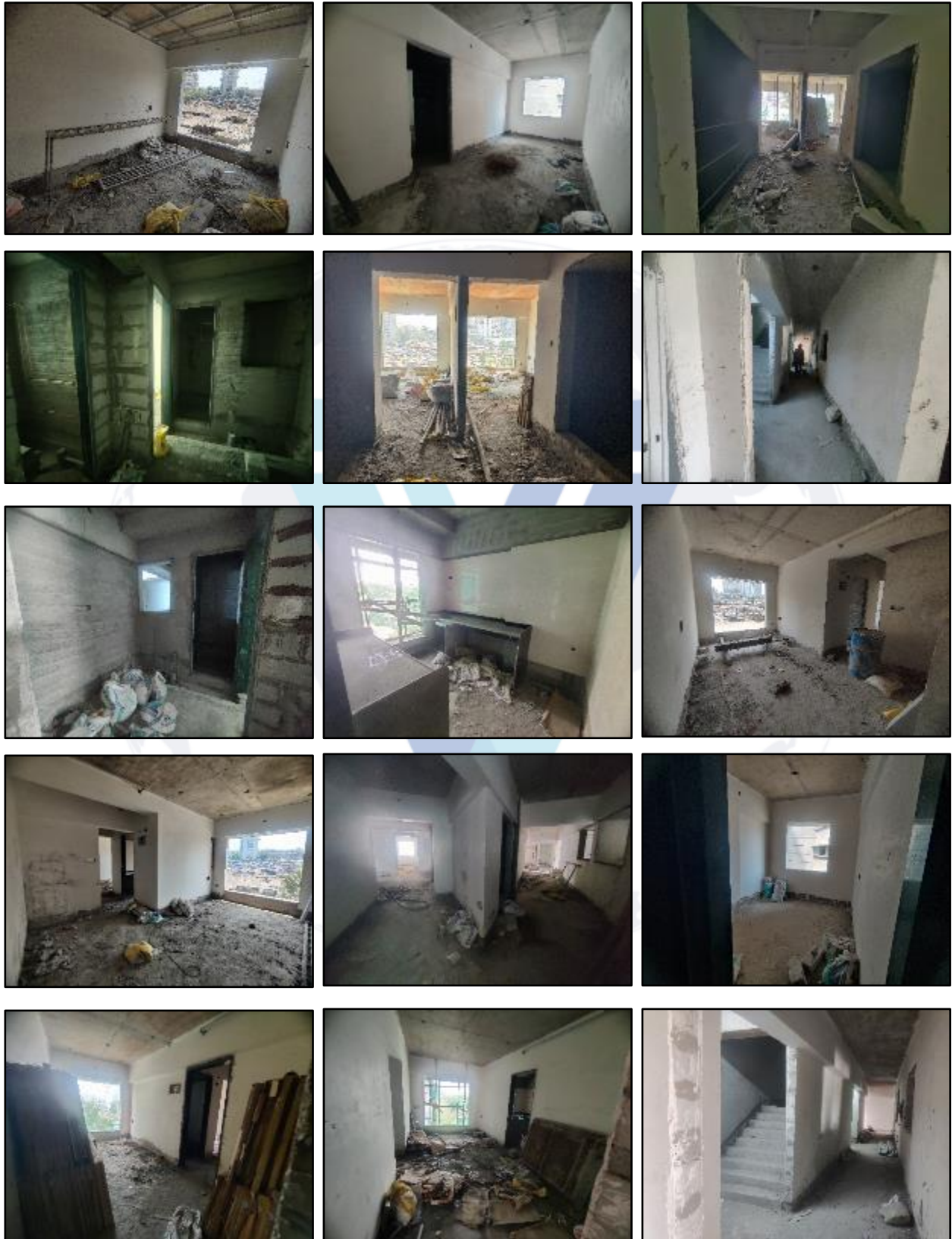
Actual Site Photographs As on 06.04.2024

Sale Building



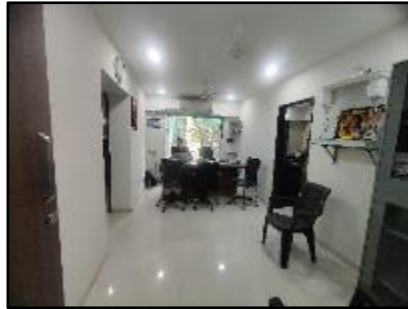
Actual Site Photographs As on 06.04.2024

Sale Building



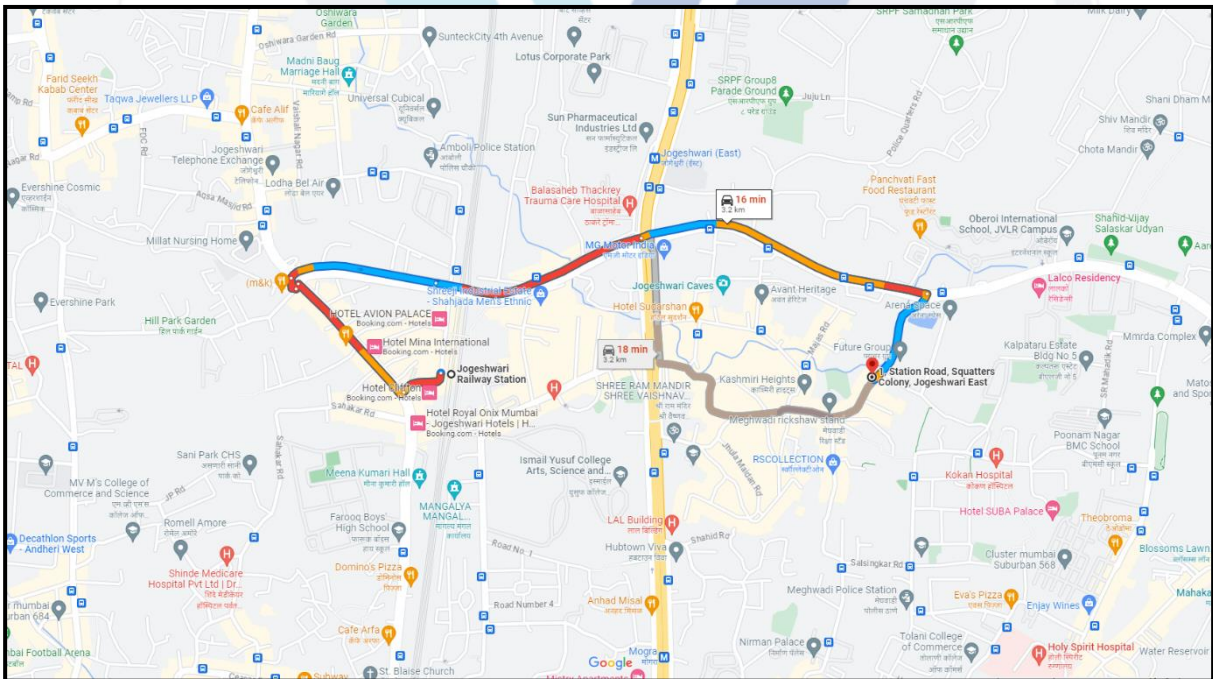
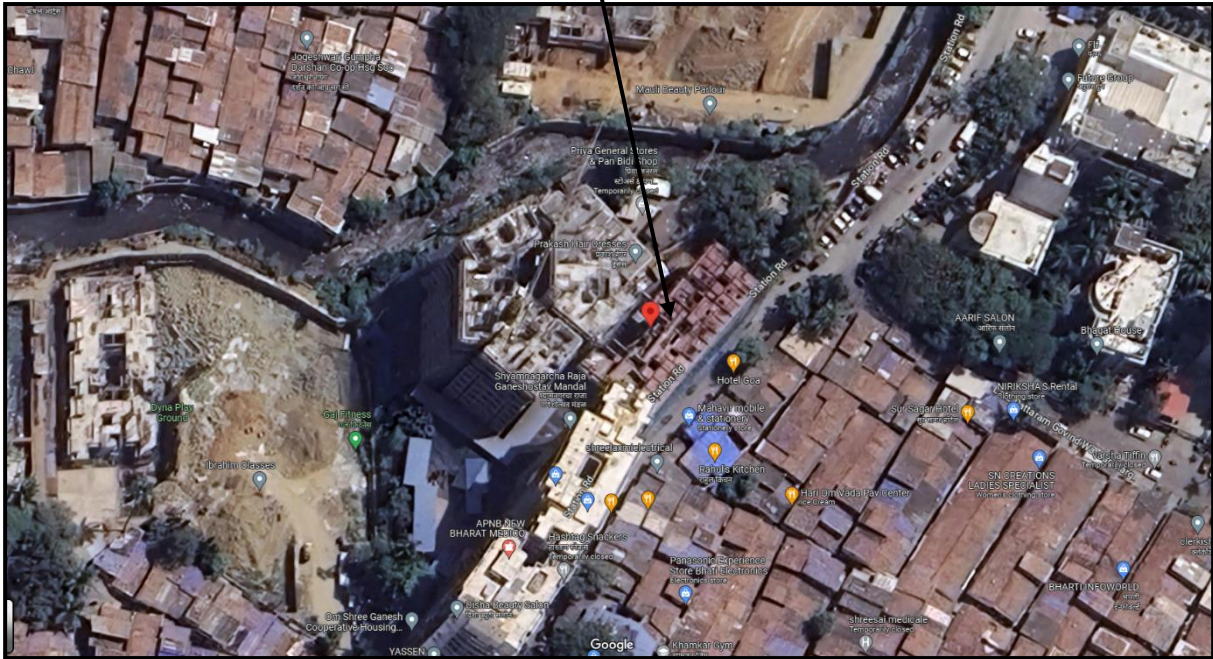
Actual Site Photographs As on 06.04.2024

Sale Building



Route Map of the property

Site u/r



Latitude Longitude: 19°08'11.8"N 72°51'41.8"E

Note: The Blue line shows the route to site from nearest railway station (Jogeshwari – 3.20 Km.)

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 SHIV SHRUTI DEVELOPRS LLP having registered office G/B, Shiv Chayya, Sir M.V.Road, Andheri East Mumbai-400069, has incurred total cost of Rs. 83.73 crore as at 31st March, 2024 against the project "12", situated at Plot bearing CTS No. 68,69 & 72 (Old CTS nos. 68,68/1 TO 20,69,70,70/1 to 26,71, 71/ to 38,72,72/1 to 26,73,73/1 to 14,74, 74/1 to 17) of village Majas Andheri East at Jogeshwari (east) Mumbai-400060. Details of expenditure and means of finance are as follows:

Details of Cost of project and Means of finance are as under:

(Amount in Crore)

Particulars	Projected Cost *	Incurred Till 31-03-2024	To be Incurred
Land cost & Stamp Duty	0.44	0.44	0.00
Approval Cost	13.00	12.23	0.77
Construction cost	105.00	53.76	51.24
Architect & Consultancy Expenses	2.00	1.12	0.88
Admin & Marketing Expenses	5.50	3.26	2.24
Contingency	1.47	1.37	0.10
Rent Cost	9.45	10.58	-1.13
Interest to Bank upto construction period	3.87	0.98	2.89
Total	140.73	83.73	57.00

Means of Finance:

Particulars	Projected Means of Finance*	Incurred Till 31-03-2024	To Be Infused
Promoters Contribution	2.75	3.74	-0.99
Unsecured loan from Promoters and relatives	48.47	45.07	3.40
Project specific Term Loan	14.53	19.17	-4.64
Booking Advances from customer	74.98	15.75	59.23
Total Means of Finance	140.73	83.73	57.00



CA Certificate Dated 25.04.2024 till 31.03.2024

*The projected cost & projected Means of finance has been provided by management and we hereby certify the figures of cost incurred till 31-03-2024 as per the books of accounts, invoices, land documents provide to us for verification.

For Varma and associates
Chartered Accountants
ICAI Firm Reg.142189



Raviskumar Varma
(Proprietor)
Membership No.166536
Date: April 25, 2024
Place: Mumbai
UDIN: 24166536BKAKGA3166