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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

5th LENDERS INDEPENDENT ENGINEER REPORT



Details of the property under consideration:

Name of Project: Yojan One

"Yojan One", Proposed Slum Rehabilitation Scheme Residential Building on plot bearing on C.T.S. No.131 (pt),131/1 to 131/50, 131/52 to 131/84, Match Factory Lane, H.P.K Marg, Village – Kurla (IV), Kurla (West), Mumbai, Pin Code – 400 070, State - Maharashtra, Country – India

Latitude Longitude: 19°04'08.2"N 72°52'33.2"E

Valuation Prepared for:

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

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Powai, Andheri East, **Mumbai**: 400072, (M.S), India

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LIE Report Prepared for: SBI/ SME Chembur Branch / Yojan One (9329/2306780) Page 2 of 36

Vastu/SBI/Mumbai/06/2024/9329/2306780

17/03-224-PY

Date: - 17.06.2024

FIFTH 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 Slum Rehabilitation Scheme - Residential Building on plot bearing on C.T.S. No.131,131/1 to 131/50, 131/52 to 131/84 Match Factory Lane, H.P.K Marg, Village – Kurla (IV), Kurla (West), Mumbai, Pin Code – 400 070, 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 03rd April 2024. Total expenditure occurred as on 31/03/2024 on this project by M/s. Meru Realty LLP is ₹ 59.13 Cr. & as per CA Certificate actual total expenditure occurred as on 31/03/2024 is ₹ 56.88 Cr. Hence, release of Balance Amount as requested by M/s. Meru Realty LLP is hereby recommended.

DECLARATION

- The information furnished in the report is based on our 5th site visit Dated 03/04/2024 & Document Provided by Client.
- Vastukala 4th LIE Report dated 04.03.2024.
- 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.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.17 12:05:37 +05'30'


Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Encl.: LIE report

Our Pan. India Presence at :

- | | | | |
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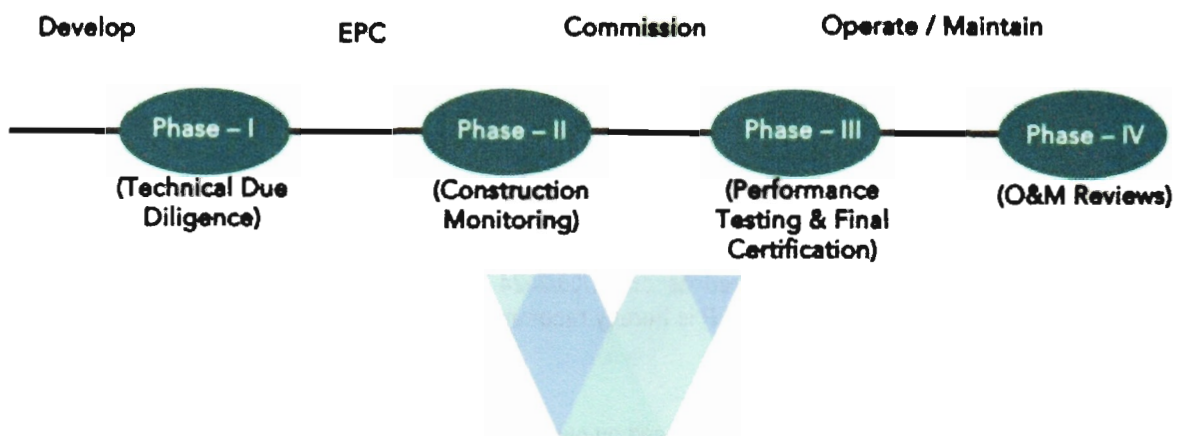
1. Purpose & Methodology

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





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LIE Report Prepared for: SBI/ SME Chembur Branch / Yojan One (9329/2306780) Page 4 of 36

FIFTH LENDERS INDEPENDENT ENGINEER REPORT OF "YOJAN ONE"

"Yojan One", Proposed Slum Rehabilitation Scheme Residential Building on plot bearing on C.T.S. No.131 (pt), 131/1 to 131/50, 131/52 to 131/84, Match Factory Lane, H.P.K Marg, Village – Kurla (IV), Kurla (West), Mumbai, Pin Code – 400 070, State - Maharashtra, Country – India

Latitude Longitude: 19°04'08.2"N 72°52'33.2"E

NAME OF DEVELOPER: M/s. Meru Realty LLP

Pursuant to instructions from State of India, SME Chembur Branch, we have duly visited, inspected, surveyed & assessed the above said property on **03rd 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 Residential Building on plot bearing on C.T.S. No.131,131/1 to 131/50, 131/52 to 131/84 Match Factory Lane, H.P.K Marg, Village – Kurla (IV), Kurla (West), Mumbai, Pin Code – 400 070 It is about 850 M. travelling distance from Kurla 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. Meru Realty LLP
Project Rera Registration Number	P51800028864
Registered office address	Office No. 243, Behind Akshaya Jewellers, Opp. Kurla Police Staion, Sarveshwar Mandir Marg, Kurla (West), Mumbai, Pin Code – 400070, State - Maharashtra, Country – India
Contact details	Contact Person: Mr. Arnik A. Shah (Director) Mobile No. 9930084006
E – mail ID and website	merurealtyip@gmail.com www.merurealty.in

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Manraj Heights
On or towards South	Slum Area
On or towards East	HP Keluskar Marg
On or towards West	Slum Area



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2. Introduction

As per Information on site M/s. Meru Realty LLP has acquired land by Conveyance Deed dated 10.10.2017 admeasuring area is 3,674.10 Sq. M. bearing C.T.S. No.131,131/1 to 131/50, 131/52 to 131/84 & 132. For the Proposed Residential Building.

3. Area Statement:

3.1. Land:

Date	Particular	Area in Sq. M.
10.10.2017	C.T.S. No.131,131/1 to 131/50, 131/52 to 131/84 & 132	3,674.10
TOTAL		3,674.10

1. Copy of Conveyance Deed dated 10.10.2017 b/w M/s. A. H. Wadia Trust (The Vendors) & M/s. Meru Realty LLP (The Purchasers)

3.2. Building Area As per Approved Plan:

Sr. No.	Area Statement	Area in Sq. M.
1	Area of Plot	3,248.10
a	Area of Reservation in Plot	
b	Area of Road Set Back	261.19
c	Area of DP Road	-
2	Ductions For	
A	For Reservation / Road Area	-
a	Road Set Back Area to Be Handed Over (100%) (Regulation No. (16)	261.19
b	Proposed DP Road to Be Handed Over (100%) (Regulation No. (16)	-
c	i) Reservation Area to Be Handed Over (100%) (Regulation No. (17)	
	ii) Reservation Area to Be Handed Over as Per AR (Regulation No. (17)	-
B	For Amenity Area	-
a	Area of Amenity Plots / Plots to Be Handed Over as Per DSR 14 A	-
b	Area of Amenity Plots / Plots to Be Handed Over as Per DSR 14 B	-
c	Area of Amenity Plots / Plots to Be Handed Over as Per DSR 35 (Abeyance)	-
C	Deduction For Existing BUA to Be Retained If Any / Land Component of Existing BUA/ Existing BUA as Per Regulation Under which the Development Was Allowed	-
3	Total Deduction [(2(A) +2(B)+2(C)) and when Applicable	2,986.91
4	Balance Area of Plot (1 Minus 3)	-
5	Plot Area Under Development After Area to Be Handed Over to MCGM / Applicable Authority as Per SR No. 4 Above	-
6	Zonal (Basic FSI (0.50 or 0.75 or 0.33)	-

Sr. No.	Area Statement	Area in Sq. M.
SR 1.1	Minimum FSI to Be Attained as Per Clause Use 3.8 of 33 (10) of DCPR 2034	-
SR 1.2	Permissible FSI as Per 33(11)A	-
7	Built Up Area as Per Zonal (Basic) FSI (5X6) (In Case of Mill Land Permissible BUA / Keep in Abeyance	
8	Built Up Equal to Area of Land Handed Over as Per Regulation 30 (A)	
	i) As Per 2(A) And 2 (B) Except 2(A) (C) ii) Above with In Cap of Permissible TDR as Column 6 of Table-12 On Remaining/ Balance Plot	
	ii) In Case of 2 (A)(C) ii) Permissible Over and Above Permissible BUA on Remaining/ Balance Plot.	
9	Built Up Area In Lieu of Cost of Construction of Built-Up Amenity to Be Handed Over (Within the Limit of Premises BUA On Remaining Plot)	
10	Built Up Area Due to Additional FSI on Payment of Premium as per Table No. 12 of Regulation No. 30 (A) On Remaining / Balance Plot	
11	Built Up Area Due to Admissible TDR as Per Table No. 12 of Regulation NC 30 (A) And 32 On remaining / Balance Plot	
12	Permissible Built-Up Area (As the Case May Be with / without BUA as Per 2 (C)	
SR 2.1	Proposed Built Up Area of Rehab	4,903.76
	Rehab Component	5,945.47
	Permissible Sale Component (Incentive x Rehab Component) 5945.64 X 1.10	5945.64 X 1.10
SR 2.2	Permissible Built-Up Transit Tenements for SRA / of Total Additional BUA	
	Permissible BUA for Sale Components of Total Additional BUA	6,540.02
SR 3	Total BUA Sanctioned for The Project	11,443.78
13	Proposed BUA (As the Case May Be with / Without BUA as Per 2C	
SR 4.1	Total BUA Proposed to Be Consumed In Situ	
SR 4.1	Proposed BUA for Transit Tenements For SRA/Of Total Additional BUA	
	Proposed BUA for Sale Component of Total Additional BUA	6,540.02
14	TDR Generate If Any as Per Regulation No. 30 (A) And 32	
SR 5	TDR Generate in Schedule	
15	Fungible Compensatory Area as Per Regulation No. 31(3)	
a	i) Permissible Fungible Compensatory Area for Rehab Component Without Charging Premium	1,716.52
	ii) Fungible Compensatory Area Availed for Rehab Component Without Charging Premium	155.52
b	i) Permissible Fungible Compensatory Area by Charging Premium for Sale	2,289.00
	ii) Fungible Compensatory Area Availed on Payment of Premium for Sale	2,283.29
16	i) Total BUA Including Fungible for Rehab Component	
SR 6	ii) Total BUA Including Fungible for Sale Component	8,823.31
	Total Built Up Area Proposed Including Fungible Compensatory Area [13 + 15 (a) (ii) + 15 (b)(ii)]	
17	FSI Consumed on Net Plot 13 SR 4.1 / 4	

4. List of Approvals:

1. Copy of IOD Plan for Rehab Building No. L/PVT/0076/20180604/LOI dated 28.08.2020 issued by Slum Rehabilitation Authority (SRA).
2. Copy of Approved Plan for Rehab Building No. L/PVT/0076/20180604/AP/R dated 15.09.2020 issued by Slum Rehabilitation Authority (SRA).
Approval Up to: Basement + Ground Floor + 1st to 15th Upper Floors
3. Copy of Amended Approved Plan for Rehab Building No. SRA/ENG/L/PVT/0076/20180604/AP/R dated 24.08.2020 issued by Slum Rehabilitation Authority (SRA).
Approval Up to: Basement + Ground Floor + 1st to 17th Upper Floors
4. Copy of 1st Commencement Certificate for Rehab Building No. L/PVT/0076/20180604/AP/R dated 29.01.2021 issued by Slum Rehabilitation Authority (SRA).
(This CC is now endorsed for the work of Plinth Level)
5. Copy of 2nd Commencement Certificate for Rehab Building No. L/PVT/0076/20180604/AP/R dated 29.06.2021 issued by Slum Rehabilitation Authority (SRA).
(This CC is now endorsed for the work of Basement + Ground Floor + 1st to 15th Upper Floors including OHT& LMR)
6. Copy of IOD Plan for Sale Building No. L/PVT/0076/20180604/AP/S dated 15.09.2020 issued by Slum Rehabilitation Authority (SRA).
7. Copy of Approved Plan for Sale Building No. L/PVT/0076/20180604/AP/LAY dated 24.11.2020 issued by Slum Rehabilitation Authority (SRA).
Approval Up to: Ground Floor + 1st to 11th Upper Floors
8. Copy of 1st Amended Approved Plan for Sale Building No. L/PVT/0076/20180604/AP/S dated 14.10.2021 issued by Slum Rehabilitation Authority (SRA).
Approval Up to: Ground Floor + 1st to 16th Upper Floors
9. Copy of 2nd Amended Approved Plan for Sale Building No. SRA/ENG/L/PVT/0076/2018/0604/AP/S dated 23.01.2023 issued by Slum Rehabilitation Authority (SRA).
Approval Up to: Ground Floor + 1st to 16th Upper Floors
10. Copy of 1st Commencement Certificate for Sale Building No. L/PVT/0076/20180604/AP/S dated 10.02.2021 issued by Slum Rehabilitation Authority (SRA).
(This CC is now endorsed for the work of Plinth level)
11. Copy of 2nd Commencement Certificate for Sale Building No. L/PVT/0076/20180604/AP/S dated 25.10.2021 issued by Slum Rehabilitation Authority (SRA).
(This CC is now endorsed for the work of Ground Floor + 1st to 3rd Upper Floors)
12. Copy of 3rd Commencement Certificate for Sale Building No. L/PVT/0076/20180604/AP/S dated 23.01.2023 issued by Slum Rehabilitation Authority (SRA).
(This CC is now endorsed for the work of Ground Floor + 1st to 6th Upper Floors)
13. Copy of 4th Commencement Certificate for Sale Building No. L/PVT/0076/20180604/AP/S dated 05.09.2023 issued by Slum Rehabilitation Authority (SRA).
(This CC is now endorsed for the work of Ground Floor + 1st to 10th Upper Floors)

5. LEVEL OF COMPLETION:**5.1. REHAB BUILDING**

Sr. No	Floor Nos.	Construction Area in Sq. M.	Completed Area in Sq. M.	Work Completion as on 4 th LIE Report	Work Completion as on 03.04.2024
1	Deep Excavation & Piling Work			Excavation & Piling work is completed	Excavation & Piling work is completed
2	Basement	508.14	508.14	Slab work, Block work, Plaster work & Electrical conducting work are completed	Slab work, Block work, Plaster work & Electrical conducting work are completed
3	Ground Floor	458.54	458.54	Slab work, Block work, Plaster work & Electrical conducting work are completed	Slab work, Block work, Plaster work & Electrical conducting work are completed
4	1st Floor	464.21	464.21	Slab work, Block work, Plaster work, Door & Window Frame, Kitchen Platform, Gypsum work, toilet dadoing work & electrical conducting work are completed	Slab work, Block work, Plaster work, Door & Window Frame, Kitchen Platform, Gypsum work, toilet dadoing work & electrical conducting work are completed
5	2nd Floor	457.14	457.14	Slab work, Block work, Plaster work, Door & Window Frame, Kitchen Platform, Gypsum work, toilet dadoing work & electrical conducting work are completed	Slab work, blockwork, Plasterwork, Firefighting, Waterproofing, Kitchen Platform, Door & Window Frame work, Plumbing work, Gypsum work, 10 Flats flooring work is completed
6	3rd Floor	453.64	453.64	Slab work, Block work, Plaster work, Door & Window Frame, Kitchen Platform, Gypsum work, toilet dadoing work & electrical conducting work are completed	Slab work, blockwork, Plasterwork, Firefighting, Waterproofing, Kitchen Platform, Door & Window Frame work, Plumbing work, Gypsum work, 10 Flats flooring work is completed
7	4th Floor	453.64	453.64	Slab work, Block work, Plaster work, Door & Window Frame, Kitchen Platform, Gypsum work, toilet dadoing work & electrical conducting work are completed	Slab work, blockwork, Plasterwork, Firefighting, Waterproofing, Kitchen Platform, Door & Window Frame work, Plumbing work, Gypsum work, 10 Flats flooring work is completed
8	5th Floor	453.64	453.64	Slab work, Block work, Plaster work, Door & Window Frame, Kitchen Platform, Gypsum work & electrical conducting work are completed	Slab work, blockwork, Plasterwork, Firefighting, Waterproofing, Kitchen Platform, Door & Window Frame work, Plumbing work, Gypsum work, 10 Flats flooring work is completed
9	6th Floor	453.64	453.64	Slab work, Block work,	Slab work, blockwork,

Sr. No	Floor Nos.	Constructio n Area in Sq. M.	Completed Area in Sq. M.	Work Completion as on 4 th LIE Report	Work Completion as on 03.04.2024
				Plaster work, Door & Window Frame, Kitchen Platform, Gypsum work & electrical conducting work are completed	Plasterwork, Firefighting, Waterproofing, Kitchen Platform, Door & Window Frame work, Plumbing work , Gypsum work, 10 Flats flooring work is completed
10	7th Floor	453.64	453.64	Slab work, Block work, Plaster work, Door & Window Frame, Kitchen Platform, Gypsum work & electrical conducting work are completed	Slab work, blockwork, Plasterwork, Firefighting, Waterproofing, Kitchen Platform, Door & Window Frame work, Plumbing work, Gypsum work, 10 Flats flooring work is completed
11	8th Floor	456.64	456.64	Slab work, Block work, Plaster work, Door & Window Frame, Kitchen Platform, Gypsum work & electrical conducting work are completed	Slab work, blockwork, Plasterwork, Firefighting, Waterproofing, Kitchen Platform, Door & Window Frame work, Plumbing work, Gypsum work, 10 Flats flooring work is completed
12	9th Floor	453.64	453.64	Slab work, Block work, Plaster work, Door & Window Frame, Kitchen Platform, Gypsum work & electrical conducting work are completed	Slab work, blockwork, Plasterwork, Firefighting, Waterproofing, Kitchen Platform, Door & Window Frame work, Plumbing work, Gypsum work, 10 Flats flooring work is completed
13	10th Floor	453.64	453.64	Slab work, Block work, Plaster work, Door & Window Frame, Kitchen Platform, Gypsum work & electrical conducting work are completed	Slab work, blockwork, Plasterwork, Firefighting, Waterproofing, Kitchen Platform, Door & Window Frame work, Plumbing work, Gypsum work, 10 Flats flooring work is completed
14	11th Floor	453.64	453.64	Slab work, Block work & Door frame and window frame work are completed	Slab work, blockwork, Plasterwork, Firefighting, Waterproofing, Kitchen Platform, Door & Window Frame work, Plumbing work, Gypsum work, 10 Flats flooring work is completed
15	12th Floor	453.64	453.64	Slab work, Block work & Door frame and window frame work are completed	Slab work, blockwork, Plasterwork, Firefighting, Waterproofing, Kitchen Platform, Door & Window Frame work, Plumbing work, Gypsum work, 10 Flats flooring work is completed
16	13th Floor	453.64	453.64	Slab work, Block work & Door frame and window frame work are completed	Slab work, blockwork, Plasterwork, Firefighting, Waterproofing, Kitchen

5.2. SALE BUILDING

Sr. No	Floor Nos.	Construction Area in Sq. M.	Completed Area in Sq. M.	Work Completion as on 4 th LIE Report	Work Completion as on 03.04.2024
1	Deep Excavation & Piling Work			Excavation & Piling work is completed	Excavation & Piling work is completed
2	Ground Floor	948.93	948.93	Slab work is completed	Slab work is completed
3	1st Floor	943.22	943.22	Slab work is completed	Slab work, Block work, Plaster work is completed, Gypsum work is in progress
4	2nd Floor	915.04	915.04	Slab work is completed	Slab work, Block work is completed
5	3rd Floor	813.76	813.76	Slab work is completed	Slab work, Block work is completed
6	4th Floor	813.76	813.76	Slab work is completed	Slab work is completed, Block work is in progress
7	5th Floor	813.76	813.76	Slab work is completed	Slab work is completed
8	6th Floor	813.76	813.76	Slab work is completed	Slab work is completed
9	7th Floor	813.76	813.76	Slab work is completed	Slab work is completed
10	8th Floor	813.76	813.76	Slab work is completed	Slab work is completed
11	9th Floor	813.76	813.76	Shuttering work is in progress	Slab work is completed
12	10th Floor	813.76	813.76		Slab work is completed
13	11th Floor	813.76	813.76		Slab work is completed
14	12th Floor	813.76	813.76		Slab work is completed
15	13th Floor	813.76			Shuttering work is in progress
16	14th Floor	813.76			
17	15th Floor	813.76			
18	16th floor	831.79			
19	Terrace	137.84			
20	No. Parking	92			
	Total	14,355.69	10,944.79		

- ✓ As per site inspection, rehab building slab work is completed upto 17th Floors and sale building slab work is completed upto 8th floors.
- ✓ Revised building approval drawings for rehab building was submitted to us and has building permission upto 17th Floor only.
- ✓ As bank as sanctioned the loan for the 15th floor of rehab building & 16th floor of sale building.
- ✓ Hence for the LIE Report we have considered the 15th floor of rehab building & 16th floor of sale building for Plinth Calculation.

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.) dated 31.03.2024 by M/s H L Jain & Associates	Incurred Cost (In Cr.) dated 31.12.2023 by M/s H L Jain & Associates	Net
Land Cost	8.07	8.07	8.07	-
Payment payable to Rehab Tenants Alter Accommodation	6.77	5.93	5.45	0.48
Construction Cost of Rehab Building	22.44	29.84	23.99	5.85
Construction Cost of Sale Building	47.70			
Approval Cost of Fungible Cost & Development cess premium & Stamp Duty	9.33	5.13	4.09	1.04
Architect Cost, RCC & other Professional fees	3.51	1.79	1.55	0.24
On- site expenditure for development / Advance for Project/ Administrative Cost / Fixed Assets	2.81	2.75	2.75	-
Marketing Expenses	3.81	2.02	2.39	-0.37
Interest Cost	8.00	0.74	0.36	0.38
Contingency	2.10	0.61	0.67	-0.06
Total	114.54	56.88	49.32	7.56

- ✓ The Builder has incurred about 5.93 Cr. for Rent Cost, 29.84 Cr. for construction cost, 5.13 Cr. for Approval Cost, 1.79 Cr. for professional, 2.02 Cr. for marketing cost, 0.74 Cr. For Interest Cost, 0.61 for contingency cost in last quarter till 31.03.2024 as per C.A. certificate issued by M/s. H L Jain & Associates dated 15.05.2024.

6.2. Project Cost: (as per Bills):

Particulars	Incurred Cost (in Cr.)		
	31.03.2024 as per Bill (Inclusive GST)	31.12.2023 as per Bill (Inclusive GST)	Net
Land Cost	8.07	8.07	-
Payment payable to Rehab Tenants Alter Accommodation	5.93	5.43	0.50
Construction cost of Rehab Building	29.82	23.02	6.80
Construction cost of Sale Building			
Premium Cost / FSI / GOM Charges / fees / security Deposits	5.14	4.10	1.03
Architect Cost, RCC & Professional Cost	1.88	1.63	0.25
On- site expenditure for development / Advance for Project/ Administrative Cost / Fixed Assets	3.71	3.02	0.69
Marketing Cost	3.84	3.38	0.46
Interest Cost	0.74	0.36	0.37
Contingency Cost	-	-	-
Total	59.13	49.02	10.11

Note:

6.3. Land Cost:

Sr. No.	Date	Description	Total Cost in ₹	Incurred Cost in ₹
1	06.10.2017	Land Cost	7,40,71,573.00	7,40,71,573.00
2		Stamp Duty	66,28,427.00	66,28,427.00
3		Reg. Fees	30,000.00	30,000.00
5			100.00	100.00
Total			8,07,30,100.00	8,07,30,100.00

As per Sale Agreement.

Summary of Bills

Sr. No.	Particulars	Amount in ₹ (Till 31.12.2023)	Amount in ₹ (in Cr.)	Amount in ₹ (Till 31.12.2023)	Amount in ₹ (in Cr.)	Net in ₹ (in Cr.)
1	Payment payable to Rehab Tenants Alter Accommodation	5,93,44,125.00	5.93	5,43,14,125.00	5.43	0.50
2	Construction Cost of Rehab & Sale Building	29,81,81,502.00	29.82	23,02,16,429.00	23.02	6.80
3	Premium Cost / FSI / GOM Charges / fees / security Deposits	5,13,50,806.00	5.14	4,10,37,506.00	4.10	1.03
4	Professional Cost	1,87,96,617.00	1.88	1,62,97,523.00	1.63	0.25
5	Administrative Cost	3,70,92,202.00	3.71	3,01,88,173.00	3.02	0.69
6	Marketing Cost	3,84,20,671.00	3.84	3,38,14,253.00	3.38	0.46
TOTAL		50,31,85,923.00	50.32	40,58,68,009.00	40.59	9.73

Note: Bills were provided by the client up to 31.03.2024



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6.1. 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 to be incurred in ₹
1	Interest Cost	8,00,00,000.00	73,81,500.00	36,36,355.00	37,45,145.00	7,21,18,500.00
	TOTAL	8,00,00,000.00	73,81,500.00	12,65,032.00	37,45,145.00	7,21,18,500.00

6.2. Cost of Construction as on 03rd April 2024:**6.2.1. REHAB BUILDING**

PLINTH AREA CALCULATION							
Sr. No	Floor Nos.	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 ₹
1		Deep Excavation & Piling Work			2,04,01,000.00	100%	2,04,01,000.00
2	Basement	508.14	508.14	25,000.00	1,27,03,500.00	60%	76,22,100.00
3	Ground Floor	458.54	458.54	25,000.00	1,14,63,500.00	65%	74,51,275.00
4	1st Floor	464.21	464.21	25,000.00	1,16,05,250.00	67%	77,75,517.50
5	2nd Floor	457.14	457.14	25,000.00	1,14,28,500.00	80%	91,42,800.00
6	3rd Floor	453.64	453.64	25,000.00	1,13,41,000.00	80%	90,72,800.00
7	4th Floor	453.64	453.64	25,000.00	1,13,41,000.00	80%	90,72,800.00
8	5th Floor	453.64	453.64	25,000.00	1,13,41,000.00	80%	90,72,800.00
9	6th Floor	453.64	453.64	25,000.00	1,13,41,000.00	80%	90,72,800.00
10	7th Floor	453.64	453.64	25,000.00	1,13,41,000.00	80%	90,72,800.00
11	8th Floor	456.64	456.64	25,000.00	1,14,16,000.00	80%	91,32,800.00
12	9th Floor	453.64	453.64	25,000.00	1,13,41,000.00	80%	90,72,800.00
13	10th Floor	453.64	453.64	25,000.00	1,13,41,000.00	80%	90,72,800.00
14	11th Floor	453.64	453.64	25,000.00	1,13,41,000.00	80%	90,72,800.00
15	12th Floor	453.64	453.64	25,000.00	1,13,41,000.00	80%	90,72,800.00
16	13th Floor	453.64	453.64	25,000.00	1,13,41,000.00	75%	85,05,750.00
17	14th Floor	453.64	453.64	25,000.00	1,13,41,000.00	75%	85,05,750.00
18	15th Floor	306.54	306.54	25,000.00	76,63,500.00	75%	57,47,625.00
19	Terrace	39.15	39.15	25,000.00	9,78,750.00	50%	4,89,375.00
20	No. Parking	24.00		5,00,000.00	1,20,00,000.00	0%	-
	Total	7,680.40	7,680.40		22,44,11,000.00	74%	16,64,29,192.50

Note: Details of work completed is as per site visit dated 03.04.2024 but report is prepared for 31st March quarter 2024.

6.2.2. SALE BUILDING

Sr. No	Floor Nos.	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 ₹
1	Deep Excavation & Piling Work				4,33,08,885.00	100%	4,33,08,885.00
2	Ground Floor	948.93	948.93	27,000.00	2,56,21,110.00	50%	1,28,10,555.00
3	1st Floor	943.22	943.22	27,000.00	2,54,66,950.80	65%	1,65,53,518.02
4	2nd Floor	915.04	915.04	27,000.00	2,47,06,169.10	60%	1,48,23,701.46
5	3rd Floor	813.76	813.76	27,000.00	2,19,71,503.80	60%	1,31,82,902.28
6	4th Floor	813.76	813.76	27,000.00	2,19,71,503.80	50%	1,09,85,751.90
7	5th Floor	813.76	813.76	27,000.00	2,19,71,503.80	50%	1,09,85,751.90
8	6th Floor	813.76	813.76	27,000.00	2,19,71,503.80	50%	1,09,85,751.90
9	7th Floor	813.76	813.76	27,000.00	2,19,71,503.80	50%	1,09,85,751.90
10	8th Floor	813.76	813.76	27,000.00	2,19,71,503.80	50%	1,09,85,751.90
11	9th Floor	813.76	813.76	27,000.00	2,19,71,503.80	50%	1,09,85,751.90
12	10th Floor	813.76	813.76	27,000.00	2,19,71,503.80	50%	1,09,85,751.90
13	11th Floor	813.76	813.76	27,000.00	2,19,71,503.80	50%	1,09,85,751.90
14	12th Floor	813.76	813.76	27,000.00	2,19,71,503.80	40%	87,88,601.52
15	13th Floor	813.76		27,000.00	2,19,71,503.80	0%	-
16	14th Floor	813.76		27,000.00	2,19,71,503.80	0%	-
17	15th Floor	813.76		27,000.00	2,19,71,503.80	0%	-
18	16th floor	831.79		27,000.00	2,24,58,278.70	0%	-
19	Terrace	137.84		27,000.00	37,21,680.00	0%	-
20	No. Parking	92		5,00,000.00	4,60,00,000.00	0%	-
	Total	14,355.69	10,944.79		47,69,12,623.00	41%	19,73,54,178.48

Note: Details of work completed is as per site visit dated 03.04.2024 but report is prepared for 31st March quarter 2024.

6.2.3. SUMMARY

Sr. No.	Building	Total Construction Area in Sq. M.	Cost of Construction	% of work completed	Actual Expenditure till date in ₹
1	Rehab Building No. 1	7,680.40	21,24,11,000.00	78%	16,64,29,192.50
2	Sale Building	14,355.69	43,09,12,623.00	46%	19,73,54,178.48
	Sub Total (A)	22,036.09	64,33,23,623.00	57%	36,37,83,370.98
3	Puzzle Parking of Rehab Building in No.	24.00	1,20,00,000.00	0%	-
4	Puzzle Parking of Sale Building in No.	92.00	4,60,00,000.00	0%	-
	Sub Total (B)	116.00	5,80,00,000.00	0%	-
	Total Cost of Construction (A + B)		70,13,23,623.00	52%	36,37,83,370.98

Particulars	Estimated Cost (In Cr.)	Incurred Cost (in Cr.)			Net
		Issued dated 15.05.2024 till 31.03.2024 as per CA	As per Bills upto 31.03.2024	As per Bills upto 31.12.2023	
Land Cost	8.07	8.07	8.07	8.07	-
Payment payable to Rehab Tenants Alter Accommodation	6.77	5.93	5.93	5.43	0.50
Construction cost of Rehab Building	22.44	29.84	29.82	23.02	6.80
Construction cost of Sale Building	47.70				
Premium Cost / FSI / GOM Charges / fees / security Deposits	9.33	5.13	5.14	4.10	1.03
Architect, RCC & Other Professional Cost	3.51	1.79	1.88	1.63	0.25
On- site expenditure for development / Advance for Project/ Administrative Cost/ Fixed Assets	2.81	2.75	3.71	3.02	0.69
Marketing Cost	3.81	2.02	3.84	3.38	0.46
Interest Cost	8.00	0.74	0.74	0.36	0.37
Contingency Cost	2.10	0.61	-	-	-
Total	114.54	56.88	59.13	49.02	10.11

Note:

In CA Certificate, TDS Amount & Tax Amount is not calculated but for the LIE report we have considered the same amount as per there heads.

As per plinth area, calculation the total work completed is up to 52% of total work, which comes to ₹36.38 Cr. However, company has incurred cost of ₹29.82 Cr. till 31.03.2024 as per bill.

6.3. 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	8.07	8.07	-	0.00%
Payment payable to Rehab Tenants Alter Accommodation	5.93	5.43	0.50	0.85%
Construction cost of Rehab Building	29.82	23.02	6.80	11.50%
Construction cost of Sale Building				
Premium Cost / FSI / GOM Charges / fees / security Deposits	5.14	4.10	1.03	1.74%
Architect, RCC & Other Professional Cost	1.88	1.63	0.25	0.42%
On- site expenditure for development / Advance for Project/ Administrative Cost/ Fixed Assets	3.71	3.02	0.69	1.17%
Marketing Cost	3.84	3.38	0.46	0.78%
Interest Cost	0.74	0.36	0.37	0.63%
Contingency Cost	-	-	-	0.00%
Total	59.13	49.02	10.11	17.08%

6.4. % 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	8.07	8.07	100.00%	7.05%
Payment payable to Rehab Tenants Alter Accommodation	6.77	5.93	87.66%	5.18%
Construction cost of Rehab Building	22.44	29.82	42.51%	26.03%
Construction cost of Sale Building	47.70			
Premium Cost / FSI / GOM Charges / fees / security Deposits	9.33	5.14	55.04%	4.48%
Architect, RCC & Other Professional Cost	3.51	1.88	53.55%	1.64%
On- site expenditure for development / Advance for Project/ Administrative Cost/ Fixed Assets	2.81	3.71	132.00%	3.24%
Marketing Cost	3.81	3.84	100.84%	3.35%
Interest Cost	8.00	0.74	9.23%	0.64%
Contingency Cost	2.10	-	0.00%	0.00%
Total	114.54	59.13	51.62%	51.62%

Based on above Calculation it is found that total Project cost incurred is 51.62% of the Total Project Cost.

7. Means of Finance:

Sr. No.	Particulars	Exp. Cumulative (Cr.)
1.	Equity share capital / Quassi Loan from Promoter	21.72
2.	Sales (Advance from customer)	16.94
3.	Bank Loan Amount	15.63
4.	Unsecured Loan	2.59
	Total	56.88

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**

Activity	Date of Implementation	Date of Completion	Status
Land			Completed
Development of Land			Completed
Foundation Work			Completed
Basement			Slab work is 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
Block work / Internal Plaster work			Block work & Plaster work is completed
Terrace Parapet wall / Overhead water tank / Lift Machine room / compound wall / External Plaster work			Terrace Parapet wall & Overhead water tank work is completed
Electric Work			Work is completed
Water Proofing			Work is completed
Plumbing Work			Work is completed
Tiling / Marble Flooring			Part Work is completed & Part Work is in progress
Door Frames			Part Work is completed & Part 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			
Final Finishing & Fitting			

Work progress schedule is not shared by the developer.

10.2. SALE BUILDING

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



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

Work progress schedule is not shared by the developer.

11. Action initiated to complete the project in time:

For Rehab Building: Terrace Floor Slab work, Blockwork, Plaster work, Gypsum work, firefighting, Kitchen Platform work, till 12th floor 10th flats flooring are completed, Flooring slab work is in progress.

For Sale Building: 12th Floor Slab work is completed, 13th floor shuttering work is in progress.

12. Comments related to cost overrun if any:

The cost of Rehab cum Sales Building is ₹ 114.54 Cr., project cost will overrun as two additional floors are added in rehab building.



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13. Balance investment required for completion of project:

We opinion amount of ₹ 55.41 Cr. Will be required to complete the Project.

14. Mandatory Approval Status:

Sr. No.	Particulars	Name of Department	Status	Order Details
1A	IOD of Rehab Building	Slum Rehabilitation Authority (SRA).	Obtained and available at site	L/PVT/0076/20180604/LOI dated 28.08.2020
1B	Approved Plan of Rehab Building	Slum Rehabilitation Authority (SRA).	Obtained and available at site	L/PVT/0076/20180604/AP/R dated 15.09.2020
1C	1 st Amended Approved plan of Rehab Building	Slum Rehabilitation Authority (SRA).	Obtained and available at site	L/PVT/0076/20180604/AP/R dated 24.08.2023
1D	IOD of Sale Building	Slum Rehabilitation Authority (SRA).	Obtained and available at site	L/PVT/0076/20180604/AP/S dated 15.09.2020
1E	Approved Plan of Sale Building	Slum Rehabilitation Authority (SRA).	Obtained and available at site	L/PVT/0076/20180604/AP/LAY dated 24.11.2020
1F	1 st Amended Approved plan of Sale Building	Slum Rehabilitation Authority (SRA).	Obtained and available at site	L/PVT/0076/20180604/AP/S dated 14.10.2021
1G	2 nd Amended Approved plan of Sale Building	Slum Rehabilitation Authority (SRA).	Obtained and available at site	SRA/ENG/L/PVT/0076/2018/0604/AP/S dated 23.01.2023
2A	First C.C. for Rehab Building	Slum Rehabilitation Authority (SRA).	Obtained and available at site	V.P. No. S02/0021/08TMC/TDD/4217/22 dated 10.10.2022. This CC is endorsed for the work for Plinth level
2B	Second C.C. for Rehab Building	Slum Rehabilitation Authority (SRA).	Obtained and available at site	L/PVT/0076/20180604/AP/R dated 29.06.2021. This CC is endorsed for the work for Basement + Ground Floor + 1st to 15th Upper Floors including OHT& LMR
2C	First C.C. for Sale Building	Slum Rehabilitation Authority (SRA).	Obtained and available at site	L/PVT/0076/20180604/AP/S dated 10.02.2021. This CC is endorsed for the work for Plinth Level
2D	Second C.C. for Sale Building	Slum Rehabilitation Authority (SRA).	Obtained and available at site	L/PVT/0076/20180604/AP/S dated 25.10.2021. This CC is endorsed for the work for Ground Floor + 1st to 3rd Upper Floors
2E	Third C. C. for Sale Building	Slum Rehabilitation Authority (SRA).	Obtained and available at site	L/PVT/0076/20180604/AP/S dated 23.01.2023. This CC is endorsed for the work for Ground Floor + 1st to 6th Upper Floors
2F	Fourth C. C. for Sale Building	Slum Rehabilitation Authority (SRA).	Obtained and available at site	L/PVT/0076/20180604/AP/S dated 05.09.2023. This CC is endorsed for the work for Ground Floor + 1st to 10th Upper Floors
2G	Fifth C. C. for Sale Building	Slum Rehabilitation Authority (SRA).	Pending	

		Authority (SRA).	
3A	Occupancy of Rehab Building	Slum Rehabilitation Authority (SRA).	Pending (Project is not completed)
3B	Occupancy of Sale Building	Slum Rehabilitation Authority (SRA).	

15. Status Insurance Coverage:

Information not available

16. Assumptions & Remarks:

- The adequacy of Engineering / Structural design is beyond the scope of our assignment.
- Estimated project completion date is 30/09/2026 for 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: 2024.06.17 12:06:02 +05'30'

Auth. Sign.



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About the Project:

1. Introduction										
a)	Project Name (With Address & Phone Nos.)	"Yojan One" , Proposed Slum Rehabilitation Scheme Residential Building on plot bearing on C.T.S. No.131 (pt),131/1 to 131/50, 131/52 to 131/84, Match Factory Lane, H.P.K Marg, Village – Kurla (IV), Kurla (West), Mumbai, Pin Code – 400 070, State - Maharashtra, Country – India <u>Contact Person:</u> Mr. Arnik A. Shah (Director) Mobile No. 9930084006								
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	03.04.2024								
d)	Date of LIE Report	17.06.2024								
e)	Name of the Developer of Property (in case of developer built properties)	M/s. Meru Realty LLP Office No. 243, Behind Akshaya Jewellers, Opp. Kurla Police Station, Sarveshwar Mandir Marg, Kurla (West), Mumbai, Pin Code – 400070, State - Maharashtra, Country – India								
2. Physical Characteristics of the Property										
a)	Location of the Property	"Yojan One" , Proposed Slum Rehabilitation Scheme Residential Building on plot bearing on C.T.S. No.131 (pt),131/1 to 131/50, 131/52 to 131/84, Match Factory Lane, H.P.K Marg, Village – Kurla (IV), Kurla (West), Mumbai, Pin Code – 400 070, State - Maharashtra, Country – India								
	Brief description of the property									
<p>About "Yojan One" Project:</p> <p>Yojan One is strategically located in Kurla West and is a well-planned project. A location so convenient, a project so viable, a home so cozy. A life so secure, peaceful and comfortable; everything so perfect. The promise of lifestyle that is at the very heart of the city. A life so full of cheer, it will put a smile on everyone's face. The property units offer a comfortable space, and vary in size from 1 BHK Flat (369.00 to 416.00 Sq. Ft.), 2 BHK Flat (572.00 Sq. Ft. to 591.00 Sq. Ft.).</p> <p>At Yojan One you get to enjoy the best of facilities and amenities, such as Lift, Landscape Garden, Children Play Area, Mediation Deck, Banquet Hall, Jogging Track.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Project Name</th> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td rowspan="2">"Yojan One"</td> <td>REHAB</td> <td>Basement + Ground Floor + 1st to 15th Upper Floor + Terrace Floor</td> </tr> <tr> <td>SALE</td> <td>Ground Floor + 1st to 16th Upper Floor + Terrace Floor</td> </tr> </tbody> </table> <p>Building work is given on contract based for RCC contract. Developer has grant to the contractor do the work of construction and completion includes Concrete work, Reinforcement work, Masonry, Internal Plaster, External Plaster and other miscellaneous work such as repairing, joints b/w concrete and masonry surface, etc. Bill must be paid on measurement of construction area exclusive of Steel, Cement & other construction material.</p> <p>Lift & lift installation contract is not finalized till now.</p>			Project Name	Building	Number of Floors	"Yojan One"	REHAB	Basement + Ground Floor + 1 st to 15 th Upper Floor + Terrace Floor	SALE	Ground Floor + 1 st to 16 th Upper Floor + Terrace Floor
Project Name	Building	Number of Floors								
"Yojan One"	REHAB	Basement + Ground Floor + 1 st to 15 th Upper Floor + Terrace Floor								
	SALE	Ground Floor + 1 st to 16 th Upper Floor + Terrace Floor								

Firefighting work contract is not finalized.																					
PROPOSED DATE OF COMPLETION & FUTURE LIFE: Expected completion date as per RERA is 30 th September 2026																					
Nearby landmark	Kurla Station																				
Postal Address of the Property	"Yojan One", Proposed Slum Rehabilitation Scheme Residential Building on plot bearing on C.T.S. No.131 (pt),131/1 to 131/50, 131/52 to 131/84, Match Factory Lane, H.P.K Marg, Village – Kurla (IV), Kurla (West), Mumbai, Pin Code – 400 070, State - Maharashtra, Country – India																				
Area of the plot/land (Supported by a plan)	Plot Area: 2,986.91 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	30.00 Mt. wide Road																				
Description of adjoining property	Located in Higher Middle-class locality																				
Plot No. Survey No.	C.T.S. No.131,131/1 to 131/50, 131/52 to 131/84																				
Ward/Village/Taluka	Village – Kurla (IV), Taluka – Kurla																				
Sub-Registry/Block	Mumbai Suburban																				
District	District – Mumbai Suburban																				
b) Boundaries of the Plot																					
	<table border="1"> <thead> <tr> <th></th> <th>As per Agreement</th> <th>As per RERA Certificate</th> <th>Actual</th> </tr> </thead> <tbody> <tr> <td>North</td> <td>CTS No. 131pt</td> <td>CTS No. 131pt & 132</td> <td>Manraj Heights</td> </tr> <tr> <td>South</td> <td>CTS No 177 &181</td> <td>CTS No 177 &181</td> <td>Slum Area</td> </tr> <tr> <td>East</td> <td>HP Keluskar Marg</td> <td>13.40 M. D P Road</td> <td>HP Keluskar Marg</td> </tr> <tr> <td>West</td> <td>CTS No 131pt, 133, 134, 135 & 136</td> <td>CTS No 132, 135 & 136</td> <td>Slum Area</td> </tr> </tbody> </table>		As per Agreement	As per RERA Certificate	Actual	North	CTS No. 131pt	CTS No. 131pt & 132	Manraj Heights	South	CTS No 177 &181	CTS No 177 &181	Slum Area	East	HP Keluskar Marg	13.40 M. D P Road	HP Keluskar Marg	West	CTS No 131pt, 133, 134, 135 & 136	CTS No 132, 135 & 136	Slum Area
	As per Agreement	As per RERA Certificate	Actual																		
North	CTS No. 131pt	CTS No. 131pt & 132	Manraj Heights																		
South	CTS No 177 &181	CTS No 177 &181	Slum Area																		
East	HP Keluskar Marg	13.40 M. D P Road	HP Keluskar Marg																		
West	CTS No 131pt, 133, 134, 135 & 136	CTS No 132, 135 & 136	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 Conveyance Deed dated 10.10.2017 b/w M/s. A. H. Wadia Trust (The Vendors) & M/s. Meru Realty LLP (The Purchasers)
	2. Copy of Limited Liability Partnership Agreement dated 06.07.2019.
	3. Copy of Amended Approved Plan for Sale Building No. SRA/ENG/L/PVT/0076/2018/0604/AP/S dated 23.01.2023 issued by Slum Rehabilitation Authority (SRA). Approval Up to: Ground Floor + 1st to 16th Upper Floors
	4. Copy of Amended Approved Plan for Sale Building No. L/PVT/0076/20180604/AP/S dated 14.10.2021 issued by Slum Rehabilitation Authority (SRA). Approval Up to: Ground Floor + 1st to 16th Upper Floors
	5. Copy of Approved Plan for Sale Building No. L/PVT/0076/20180604/AP/LAY dated 24.11.2020 issued by Slum Rehabilitation Authority (SRA). Approval Up to: Ground Floor + 1st to 11th Upper Floors
	6. Copy of Approved Plan for Rehab Building No. L/PVT/0076/20180604/AP/R dated 15.09.2020 issued by Slum Rehabilitation Authority (SRA). Approval Up to: Basement + Ground Floor + 1st to 15th Upper Floors
	7. Copy of IOD Plan for Sale Building No. L/PVT/0076/20180604/AP/S dated 15.09.2020 issued by Slum Rehabilitation Authority (SRA).
	8. Copy of IOD Plan for Rehab Building No. L/PVT/0076/20180604/LOI dated 28.08.2020 issued by Slum Rehabilitation Authority (SRA).
	9. Copy of Commencement Certificate for Rehab Building No. L/PVT/0076/20180604/AP/R dated 29.06.2021 issued by Slum Rehabilitation Authority (SRA). (This CC is now endorsed for the work of Basement + Ground Floor + 1st to 15th Upper Floors including OHT& LMR)
	10. Copy of Commencement Certificate for Sale Building No. L/PVT/0076/20180604/AP/S dated 23.01.2023 issued by Slum Rehabilitation Authority (SRA). (This CC is now endorsed for the work of Ground Floor + 1st to 6th Upper Floors)
	11. Copy of Commencement Certificate for Sale Building No. L/PVT/0076/20180604/AP/S dated 10.02.2021 issued by Slum Rehabilitation Authority (SRA). (This CC is now endorsed for the work of Plinth level)
	12. Copy of No Objection Certificate for Height Clearance No. SNCR/WEST/B/031919/378819 dated 05.04.2019 valid upto 04.04.2027 issued by Airports Authority of India. (Permissible Top Elevation of the building above Mean Sea Level (AMSL) should be 57.13 M)
	13. Copy of CA Certificate dated 18.04.2023 issued by M/s. H. L. Jain & Associates.
	14. Copy of CA Certificate (Form 3) dated 14.04.2023 issued by M/s. H. L. Jain & Associates.
	15. Copy of CA Certificate dated 15.12.2021 issued by M/s. H. L. Jain & Associates.
	16. Copy of Title Report dated 25.03.2021 issued by Mr. G.S. Bhat
	17. Copy of Title Report dated 18.06.2021 issued by M/s. R. K. Consultant
	18. Copy of Search Report dated 21.02.2017 issued by R.K Consultant
	19. Copy of RERA Certificate No. P51800028864 dated 08.09.2021 issued by Maharashtra Real Estate Regulatory Authority (MAHRERA).
	20. Copy of Architect Certificate dated 31.12.2022 issued by Consultants Combined Architects
	21. Copy of Architect Certificate dated 11.02.2021 issued by Consultants Combined Architects
	22. Copy of Architect Certificate dated 08.12.2021 issued by Consultants Combined Architects
	23. Copy of Engineer Certificate dated 30.01.2023 issued by Mr. Sailesh R. Mahimtura.
	24. Copy of Engineer Certificate dated 03.03.2021 issued by M/s. Mahimtura Consultants Pvt. Ltd.
	25. Copy of Engineer Certificate dated 30.09.2021 issued by Mr. Sailesh R. Mahimtura.
	26. Bills till 31.03.2023
	27. Copy of Architect Certificate dated 04.07.2023 issued by M/s. Consultants Combined Architects.

28.	Copy of Engineer Certificate dated 30.06.2022 issued by Mr. Shailendra Talekar
29.	Copy of CA Certificate dated 18.07.2023 issued by M/s. H. L. Jain & Associates.
30.	Copy of CA Certificate Form 3 dated 10.07.2023 issued by M/s. H. L. Jain & Associates
31.	Copy of Bills From 01.04.2023 to 30.06.2023
32.	Copy of Architect Certificate dated 27.10.2023 issued by M/s. Consultants Combined Architects.
33.	Copy of Engineer Certificate dated 30.09.2023 issued by Mr. Shailendra Talekar
34.	Copy of CA Certificate dated 21.10.2023 issued by M/s. H. L. Jain & Associates.
35.	Copy of CA Certificate Form 3 dated 19.10.2023 issued by M/s. H. L. Jain & Associates
36.	Copy of Bills From 01.07.2023 to 30.09.2023
37.	Copy of Amended Approved Plan for Rehab Building No. L/PVT/0076/20180604/AP/R dated 24.08.2023 issued by Slum Rehabilitation Authority (SRA). Approval Up to: Basement + Ground Floor + 1st to 17th Upper Floors.
38.	Copy of CA Certificate dated 30.01.2024 issued by M/s. H. L. Jain & Associates.
39.	Copy of CA Certificate Form 3 dated 30.01.2024 issued by M/s. H. L. Jain & Associates
40.	Copy of Bills From 01.10.2023 to 31.12.2023
41.	Copy of 4th Commencement Certificate for Sale Building No. L/PVT/0076/20180604/AP/S dated 05.09.2023 issued by Slum Rehabilitation Authority (SRA). (This CC is now endorsed for the work of Ground Floor + 1st to 10th Upper Floors)

b)	Documents verified for present LIE report
	1. Copy of CA Certificate dated 15.05.2024 issued by M/s. H. L. Jain & Associates.
	2. Copy of CA Certificate Form 3 dated 30.05.2024 issued by M/s. Ashish S Agarwal & Associates
	3. Copy of Bills From 01.01.2024 to 31.03.2024
	4. Copy of Architect Certificate dated 04.04.2024 issued by M/s. Consultants Combined Architects.
	5. Copy of Engineer Certificate dated 31.03.2024 issued by Mr. Shailendra Talekar

Actual Site Photographs

Rehab Building



Actual Site Photographs Rehab Building



Actual Site Photographs Rehab Building



Actual Site Photographs

Sale Building



Actual Site Photographs

Sale Building



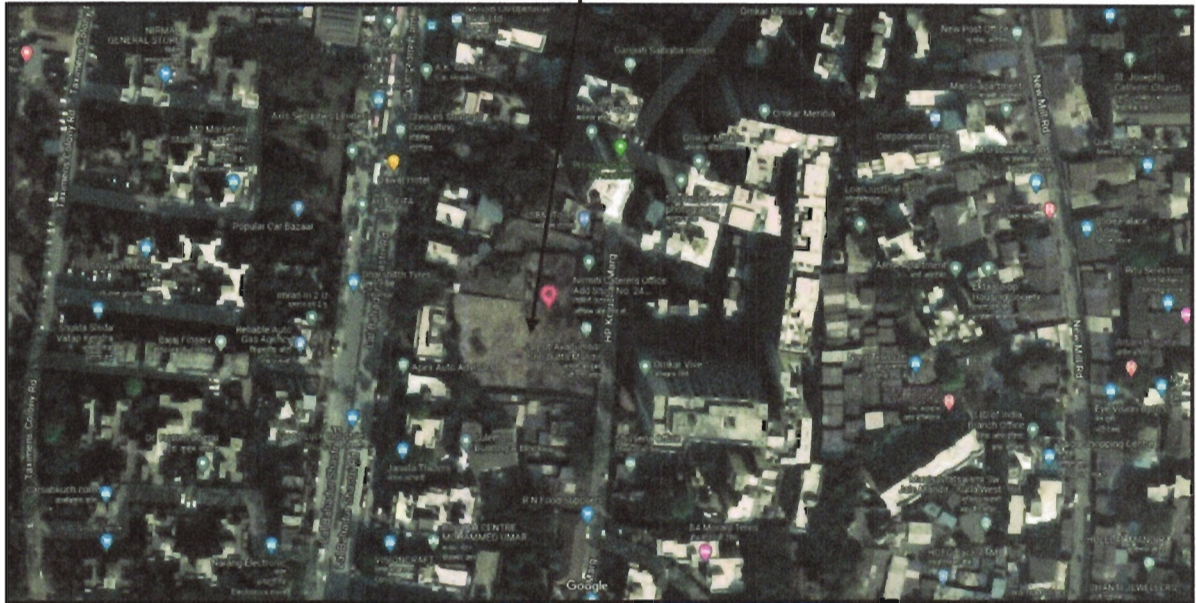
Actual Site Photographs

Sale Building



Route Map of the property

Site u/r



Latitude Longitude: 19°04'08.2"N 72°52'33.2"E

Note: The Blue line shows the route to site from nearest railway station (Kurla – 850 M.)



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

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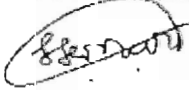
CA Certificate Dated 15.05.2024 incurred cost till 31.03.2024

We further certify that the cost incurred till 31.03.2024 in the Project "56.88 Cr" is by way of

Particulars	Estimated Cost	Rs. In Crore	
		Incurred Till 31.03.2024	Balance to be Incurred
Promoter contribution i.e. Equity / Partner's Capital / Unsecured loan from Director	23.66	21.72	01.94
Secured loan	30.00	15.63	14.37
Advance received from customer against flat sold / allotted	48.85	16.94	31.91
Unsecured loan	02.59	02.59	00.00
Total	105.10	56.88	48.22

The aforesaid facts stated by us are certified to be true and correct.

For H L Jain and Associates
Chartered Accountants


CA HEMANT JAIN
Membership no. - 145566
Date:- 15/05/2024
UDIN No:-



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