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MSME Reg No: UDYAM-MH-18-0083617  
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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

### 1<sup>st</sup> LENDER'S INDEPENDENT ENGINEER REPORT



Details of the property under consideration:

**Name of Project: UK IONA**

**"UK IONA", Proposed SRA Scheme Residential cum Commercial building on Plot bearing C.T.S. No. 165 (PT), 166/A/1(PT) & 169/7/A(PT), New Shyam Nagar, New Balvikas School, Village – Majas, Jogeshwari (East), Mumbai – 400 060, State – Maharashtra, Country – India**

**Latitude Longitude: 19°08'06.9"N 72°51'51.6"E**

**Intended User:**

**State Bank of India**

**SME Centre Borivali (West) Branch**

SME Centre Borivali (15521) 101, 1st Floor, Landmark Building, S. V. Road, Near Petrol Pump,  
Borivali (West), Mumbai – 400 092, State – Maharashtra, Country – India.

#### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
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| Mumbai     | Nashik | Rajkot    | Raipur    |
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#### Regd. Office

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

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## FIRST LENDER'S INDEPENDENT ENGINEER REPORT

To,

### State Bank of India

SME Centre Borivali (West) Branch,  
SME Centre Borivali (15521),  
101, 1st Floor, Landmark Building,  
S. V. Road, Near Petrol Pump,  
Borivali (West), Mumbai – 400 092,  
State – Maharashtra, Country – India

Subject: Construction of Proposed SRA Scheme Residential cum Commercial building on Plot bearing C.T.S. No. 165 (PT), 166/A/1(PT) & 169/7/A(PT), New Shyam Nagar, New Balvikas School, Village – Majas, Jogeshwari (East), Mumbai – 400 060, State – Maharashtra, Country – India

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

Dear Sir,

- As per your instruction, we have inspected the under construction residential building situated on plot bearing C.T.S. No. 165 (PT), 166/A/1(PT) & 169/7/A(PT), New Shyam Nagar, New Balvikas School, Village – Majas, Jogeshwari (East), Mumbai – 400 060, State – Maharashtra, Country – India which is being developed by M/s. Keemaya Build Pvt. Ltd. in order to give the physical progress of work completion as on 30/06/2024 as per amended approved plan dated 14.02.2024.
- While Certifying cost as per plinth area calculation as on 30/06/2024, various important factors such as type & Quality of proposed construction, Specification of building material to be used, grade of the building, height, lead & lift condition, current market price of similar type etc. were given due consideration.
- As per cost incurred certificate issued by CA Certificate actual total expenditure occurred as on 30/06/2024 is ₹ 47.07 Cr.
- Overall physical progress of the rehab building construction as on 30/06/2024 is 69.32% as per physical site inspection.



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- |  |  |   |   |
|--|--|---|---|
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|  Mumbai     |  Nashik |  Rajkot    |  Raipur    |
|  Aurangabad |  Pune   |  Indore    |  Jaipur    |

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5. **Overall physical progress of the sale building (Wing A & B) construction as on 30/06/2024 is 61.91% as per physical site inspection.**
  
6. **Overall physical progress of the sale building (Wing C) construction as on 30/06/2024 is 17.64% as per physical site inspection.**

### **DECLARATION**

- a. The information furnished in the report is based on our site visit Dated 25/07/2024 & Document Provided by Client.
  
- b. Vastukala Consultants (I) Pvt. Ltd. Cost Vetting Report of the project Ref. No. Vastu/SBI/Mumbai/04/2024/3534/2305966 15/01-105-PY dated 15.12.2023.
  
- c. Vastukala Consultants (I) Pvt. Ltd. Project Valuation Report of the project Ref. No. Vastu/SBI/Mumbai/04/2024/8124/2305967 15/02/106-PY dated 15.12.2023.
  
- d. I have no direct and indirect interest in the property examined for report.
  
- e. 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.

Encl.: LIE report

## 1. Purpose & Methodology

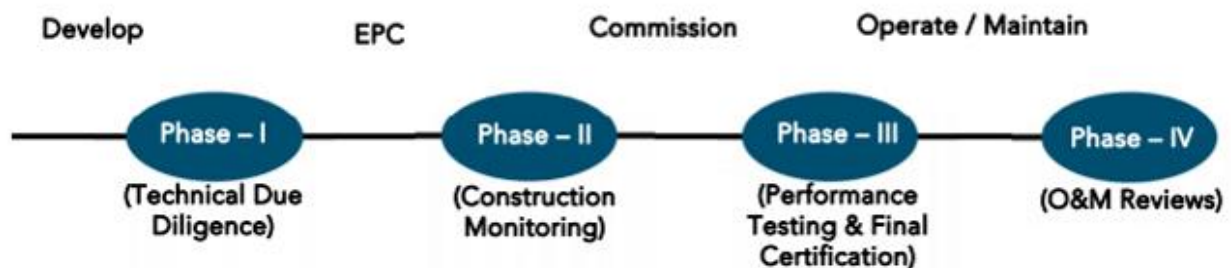
- State Bank of India Banks and financial institutions require monitoring & an independent review of the progress of the sanctioned projects

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



**FIRST LENDER'S INDEPENDENT ENGINEER REPORT  
OF  
"UK IONA"**

"UK IONA", Proposed SRA Scheme Residential cum Commercial building on Plot bearing C.T.S. No. 165 (PT), 166/A/1(PT) & 169/7/A(PT), New Shyam Nagar, New Balvikas School, Village – Majas, Jogeshwari (East), Mumbai – 400 060, State – Maharashtra, Country – India

**Latitude Longitude: 19°08'06.9"N 72°51'51.6"E**

**NAME OF DEVELOPER: M/s. Keemaya Build Pvt. Ltd.**

Pursuant to instructions from State Bank of India, SME Centre Borivali (West) Branch, Borivali we have duly visited, inspected, surveyed & assessed the above said property on **25<sup>th</sup> July 2024** to determine the fair & reasonable market value of the said property/project as on Quarter ending **30<sup>th</sup> June 2024** for LIE purpose.

**1. Location Details:**

Proposed SRA Scheme Residential cum Commercial building on Plot bearing C.T.S. No. 165 (PT), 166/A/1(PT) & 169/7/A(PT), New Shyam Nagar, New Balvikas School, Village – Majas, Jogeshwari (East), Mumbai – 400 060. It is about 2.80 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:**

<b>Name of Developer</b>	<b>M/s. Keemaya Build Pvt. Ltd.</b>
<b>Project Rera Registration Number</b>	Wing A & B – P51800047785 <b>Wing C – P51800051359</b>
<b>Registered office address</b>	8, Abhishek Dalia Industrial Estate, Off. New Andheri Link Road, Andheri (West), Mumbai – 400 058, State – Maharashtra, Country – India.
<b>Contact details</b>	<b>Contact Person:</b> Mr. Palani Arumugam Mobile No. +91 93212 64009 / + 91 93225 02945
<b>E – mail ID and website</b>	

**3. Boundaries of the Property:**

Direction	Particulars
<b>On or towards North</b>	Late Dattaram Govind Waykar Marg
<b>On or towards South</b>	Bal Vikas Vidya Mandir School & Slum Area
<b>On or towards East</b>	Open Area
<b>On or towards West</b>	Slum Area




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-  Pune
-  Indore
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## 2. Introduction

As per Information on site M/s. Keemaya Build Pvt. Ltd. has acquired land by Sale cum Developer Agreement dated 24.06.2012 admeasuring total area is 3,100.00 Sq. M. bearing C.T.S. No. 165 (PT), 166/A/1(PT) & 169/7/A(PT).

## 3. Area Statement:

### 3.1. Land:

Date	Particular	Area in Sq. M.
24.06.2012	C.T.S. No. 165 (PT), 166/A/1(PT) & 169/7/A(PT)	3,100.00
TOTAL		3,100.00

- Copy of Sale cum Developer Agreement dated 24.06.2012 between M/s. Praijatak CHSL (The Society) and M/s. Keemaya Build Pvt. Ltd. (The Developers) through Notary.

### 3.2. Building Area As per Approved Plan:

AREA STATEMENT		
1	Area of plot	2681.78
2	a. Garden Reservation	32.57
	b. Road Set Back Area	2.92
	c. Police Station Reservation	97.92
	(Total a + b + c)	133.41
3	Balanced area of plot (1 - 2)	2548.37
4	Deduction for	-
	(a)Recreation Ground (If Deductible)	-
5	Net Plot Area (3 - 4)	2548.37
6	Addition for FSI	
	(2a) Garden Reservation	32.57
	(2b) Road Set Back Area	2.92
	(2c) Police Station Reservation	97.92
7	Total Area (5 + 6)	2681.78
8	FSI Permissible	4.00
9	Permissible Built-Up Area	10727.12
10	Proposed Rehab Built – Up Area	5372.15
11	Proposed Rehab Component Area	7519.46
12	Sale Incentive	1.00
13	Sale Permissible (Incentive Area X Rehab Component)	7519.46
14	Sale Permissible to be restrict as per LOI	7445.08
15	Proposed Sale Built – up area in Rehab Bldg.	24.07
16	Proposed Sale Built – up area in Sale Bldg.	7395.51
17	Total Proposed Built – up area (Sale + Rehab) (14 + 15)	7419.58
B	FUNGIBLE AREA STATEMENT	
	(a) Permissible Fungible Area per floor = 7445.08 X 35%	2605.78
	(b) Proposed Fungible area per floor	

AREA STATEMENT		
	(c) Existing fungible area per floor	
	(d) Excess fungible area per floor	
	Total Fungible Area	
<b>C</b>	<b>TENEMENT STATEMENT</b>	
	(a) Total Proposed area	
	(b) Less deduction of Non – Res.	
	(c) Area of Tenements (a – b)	
	(d) Tenements permissible (500 T/D/Per Hectare)	
	(e) Tenements existing	
<b>D</b>	<b>PARKING AREA STATEMENT</b>	As Stated,
	(i) Parking required by regulations	
	Car	
	Scooter / Motor Cycle	
	Outsiders (Visitors)	
	(ii) Covered Garages Permissible	
	(iii) Covered Garages Provided	
	Car	
	Scooter / Motor Cycle	
	Outsiders (Visitors)	
	(iv) Total Parking Provided	

#### 4. List of Approvals:

- Copy of Approved Plan No. KE/MCGM & MHADA/0001/20171117/AP dated 15.03.2023 issued by Slum Rehabilitation Authority (SRA).

##### Approved upto:

**Rehab Building: Ground Floor + 1<sup>st</sup> to 20<sup>th</sup> Upper Residential Floors**

**Sale Building (Wing A): Ground Floor + 1<sup>st</sup> to 12<sup>th</sup> Upper Residential Floors**

**Sale Building (Wing B & C): Ground Floor + 1<sup>st</sup> to 14<sup>th</sup> Upper Residential Floors**

- Copy of 1<sup>st</sup> Commencement Certificate No. KE/MCGM & MHADA/0001/20171117/AP dated 19.10.2022 issued by Slum Rehabilitation Authority (SRA).

**(This CC is endorsed for the work for Plinth Level)**

- Copy of 2<sup>nd</sup> Commencement Certificate No. KE/MCGM & MHADA/0001/20171117/AP/C dated 18.07.2023 issued by Slum Rehabilitation Authority (SRA).

**(This CC is endorsed for the work for Rehab Building: Ground Floor + 1<sup>st</sup> to 19<sup>th</sup> Upper Floors + 20<sup>th</sup> (pt) Upper Floor + OHWT + LMR, Sale Building (Wing A): Ground Floor + 1<sup>st</sup> to 12<sup>th</sup> Upper Floors & Sale Building (Wing B): Ground Floor + 1<sup>st</sup> to 14<sup>th</sup> Upper Floors as per approved plan 15.03.2022)**

- Copy of Amended Letter of Intent No. KE/MCGM & MHADA/0001/20171117/AP/C dated 14.02.2024 issued by Slum Rehabilitation Authority (SRA).

- Copy of Amended Approved Plan No. KE/MCGM & MHADA/0001/20171117/AP/C dated 14.02.2024 issued by Slum Rehabilitation Authority (SRA).

##### Approved upto:

**Rehab Building: Ground Floor + 1<sup>st</sup> to 20<sup>th</sup> Upper Residential Floors**

**Sale Building (Wing A & B): Ground Floor + 1<sup>st</sup> to 20<sup>th</sup> Upper Residential Floors**

**Sale Building (Wing C): Ground Floor + 1<sup>st</sup> to 4<sup>th</sup> Upper Residential Floors**

- Copy of 3<sup>rd</sup> Commencement Certificate No. KE/MCGM & MHADA/0001/20171117/AP/C dated 06.05.2024 issued by Slum Rehabilitation Authority (SRA).

**(This CC is endorsed for the work for Rehab Building: Ground Floor + 1<sup>st</sup> to 19<sup>th</sup> Upper Floors + 20<sup>th</sup> (pt) Upper Floor + OHWT + LMR, Sale Building (Wing A & B): Ground Floor + 1<sup>st</sup> to 19<sup>th</sup> + 20<sup>th</sup> (Pt.) Upper Floors & Sale Building (Wing C): Ground Floor + 1<sup>st</sup> to 4<sup>th</sup> Upper Floors as per amended approved plan 14.02.2024)**

- Copy of Concession / Architect Plan drawn by M/s. Ellora Project Consultants Pvt. Ltd.

**Rehab Building: Ground Floor + 1<sup>st</sup> to 20<sup>th</sup> Upper Residential Floors**

**Sale Building (Wing A & B & C): Ground Floor + 1<sup>st</sup> to 20<sup>th</sup> (Pt.) Upper Residential Floors**



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**5. LEVEL OF COMPLETION:****5.1. Rehab Building**

Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Percentage of work completed	Work Completion as on 25.07.2024
1	Excavation & Shore Piling			100%	Work is Completed
2	Ground Floor	421.88	421.88	50%	Slab work is completed
3	1st Floor	421.87	421.87	75%	Slab work, Block work, Plaster work, kitchen platform, flooring, toilet tiling, door & window frame work, concealed plumbing & electrical work is completed. Gypsum work is in progress.
4	2nd Floor	421.87	421.87	75%	Slab work, Block work, Plaster work, kitchen platform, flooring, toilet tiling, door & window frame work, concealed plumbing & electrical work is completed. Gypsum work is in progress.
5	3rd Floor	421.88	421.88	75%	Slab work, Block work, Plaster work, kitchen platform, flooring, toilet tiling, door & window frame work, concealed plumbing & electrical work is completed. Gypsum work is in progress.
6	4th Floor	421.88	421.88	75%	Slab work, Block work, Plaster work, kitchen platform, flooring, toilet tiling, door & window frame work, concealed plumbing & electrical work is completed. Gypsum work is in progress.
7	5th Floor	421.88	421.88	75%	Slab work, Block work, Plaster work, kitchen platform, flooring, toilet tiling, door & window frame work, concealed plumbing & electrical work is completed. Gypsum work is in progress.
8	6th Floor	421.88	421.88	75%	Slab work, Block work, Plaster work, kitchen platform, flooring, toilet tiling, door & window frame work, concealed plumbing & electrical work is completed. Gypsum work is in progress.
9	7th Floor	421.88	421.88	75%	Slab work, Block work, Plaster work, kitchen platform, flooring, toilet tiling, door & window frame work, concealed plumbing & electrical work is completed. Gypsum work is in progress.



Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Percentage of work completed	Work Completion as on 25.07.2024
10	8th Floor	421.88	421.88	75%	Slab work, Block work, Plaster work, kitchen platform, flooring, toilet tiling, door & window frame work, concealed plumbing & electrical work is completed. Gypsum work is in progress.
11	9th Floor	421.88	421.88	75%	Slab work, Block work, Plaster work, kitchen platform, flooring, toilet tiling, door & window frame work, concealed plumbing & electrical work is completed. Gypsum work is in progress.
12	10th Floor	421.88	421.88	65%	Slab work, Block work, Plaster work, door & window frame work, concealed plumbing & electrical work is completed. Gypsum work is in progress.
13	11th Floor	421.88	421.88	65%	Slab work, Block work, Plaster work is completed. Gypsum work is in progress.
14	12th Floor	421.88	421.88	65%	Slab work, Block work, Plaster work is completed. Gypsum work is in progress.
15	13th Floor	421.88	421.88	65%	Slab work, Block work, Plaster work is completed. Gypsum work is in progress.
16	14th Floor	485.61	485.61	65%	Slab work, Block work, Plaster work is completed. Gypsum work is in progress.
17	15th Floor	358.15	358.15	65%	Slab work, Block work, Plaster work is completed. Gypsum work is in progress.
18	16th Floor	421.88	421.88	65%	Slab work, Block work, Plaster work is completed. Gypsum work is in progress.
19	17th Floor	421.88	421.88	65%	Slab work, Block work, Plaster work is completed. Gypsum work is in progress.
20	18th Floor	421.88	421.88	50%	Slab work is completed.
21	19th Floor	421.88	421.88	50%	Slab work is completed.
22	20 <sup>th</sup> Floor	358.15	358.15	50%	Slab work is completed.
23	OHT & LMR Area	39.86			
<b>Total</b>		<b>8,835.59</b>	<b>8,795.73</b>	<b>69.32%</b>	

## 5.2. Sale Building (Wing A & B)

Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Percentage of work completed	Work Completion as on 25.07.2024
1	Excavation & Shore Piling			100%	Work is Completed
2	Ground Floor	437.59	437.59	50%	Slab work is completed
3	1st Floor	437.59	437.59	68%	Slab work, Block work, Plaster work, kitchen platform, door & window frame work, concealed plumbing & electrical work is completed. Gypsum work is in progress.
4	2nd Floor	437.59	437.59	68%	Slab work, Block work, Plaster work, kitchen platform, door & window frame work, concealed plumbing & electrical work is completed. Gypsum work is in progress.
5	3rd Floor	437.59	437.59	68%	Slab work, Block work, Plaster work, kitchen platform, door & window frame work, concealed plumbing & electrical work is completed. Gypsum work is in progress.
6	4th Floor	437.59	437.59	68%	Slab work, Block work, Plaster work, kitchen platform, door & window frame work, concealed plumbing & electrical work is completed. Gypsum work is in progress.
7	5th Floor	437.59	437.59	68%	Slab work, Block work, Plaster work, kitchen platform, door & window frame work, concealed plumbing & electrical work is completed. Gypsum work is in progress.
8	6th Floor	437.59	437.59	68%	Slab work, Block work, Plaster work, kitchen platform, door & window frame work, concealed plumbing & electrical work is completed. Gypsum work is in progress.
9	7th Floor	437.59	437.59	68%	Slab work, Block work, Plaster work, kitchen platform, door & window frame work, concealed plumbing & electrical work is completed. Gypsum work is in progress.
10	8th Floor	437.59	437.59	68%	Slab work, Block work, Plaster work, kitchen platform, door & window frame work, concealed plumbing & electrical work is completed. Gypsum work is in progress.
11	9th Floor	437.59	437.59	68%	Slab work, Block work, Plaster work, kitchen platform, door & window frame work, concealed plumbing & electrical work is completed. Gypsum work is in progress.
12	10th Floor	437.59	437.59	68%	Slab work, Block work, Plaster work, kitchen platform, door & window frame

Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Percentage of work completed	Work Completion as on 25.07.2024
					work, concealed plumbing work is completed. Gypsum work is in progress.
13	11th Floor	437.59	437.59	68%	Slab work, Block work, Plaster work, kitchen platform, door & window frame work, concealed plumbing work is completed. Gypsum work is in progress.
14	12th Floor	437.59	437.59	68%	Slab work, Block work, Plaster work, kitchen platform, concealed plumbing work is completed. Gypsum work is in progress.
15	13th Floor	437.59	437.59	68%	Slab work, Block work, Plaster work, concealed plumbing work is completed. Gypsum work is in progress.
16	14th Floor	437.59	437.59	68%	Slab work, Block work, Plaster work is completed. Gypsum work is in progress.
17	15th Floor	437.59	437.59	68%	Slab work, Block work, Plaster work is completed. Gypsum work is in progress.
18	16th Floor	437.59	437.59	68%	Slab work, Block work, Plaster work is completed. Gypsum work is in progress.
19	17th Floor	437.59	437.59	68%	Slab work, Block work, Plaster work is completed. Gypsum work is in progress.
20	18th Floor	437.59	437.59	68%	Slab work, Block work, Plaster work is completed. Gypsum work is in progress.
21	19th Floor	437.59	437.59	68%	Slab work, Block work, Plaster work is completed. Gypsum work is in progress.
22	20 <sup>th</sup> Floor	437.59	437.59	68%	Slab work, Block work, Plaster work is completed. Gypsum work is in progress.
23	OHT & LMR Area	61.67			
<b>Total</b>		9,251.06	9,189.39		
24	Stack Parking	77 Nos.			

### 5.3. Sale Building (Wing C)

Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Percentage of work completed	Work Completion as on 25.07.2024
1	Excavation & Shore Piling			100%	Work is Completed
2	Ground Floor	656.39	656.39	50%	Slab work is completed
3	1st Floor	656.39	656.39	50%	Slab work is completed
4	2nd Floor	656.39	656.39	50%	Slab work is completed
5	3rd Floor	656.39	656.39	50%	Slab work is completed
6	4th Floor	656.39	656.39	50%	Slab work is completed
7	5th Floor	656.39	437.59	50%	
8	6th Floor	656.39	437.59	50%	
9	7th Floor	656.39	437.59	50%	
10	8th Floor	656.39	437.59	50%	
11	9th Floor	656.39	437.59		
12	10th Floor	656.39	437.59		
13	11th Floor	656.39	437.59		
14	12th Floor	656.39	437.59		
15	13th Floor	656.39	437.59		
16	14th Floor	656.39	437.59		
17	15th Floor	656.39	437.59		
18	16th Floor	656.39	437.59		
19	17th Floor	656.39	437.59		
20	18th Floor	656.39	437.59		
21	19th Floor	656.39	437.59		
22	20th Floor	656.39	437.59		
23	OHT & LMR Area	92.51			
<b>Total</b>		13,876.70	10,283.39		
24	Stack Parking	38 Nos.			

### 6. Details of the Project as Financed By SBI:

#### 6.1. Estimate of the project

Project expenses	Estimate Cost As per Cost Vetting Report in ₹ Cr.
Land Cost	-
Rent Cost	8.29
Construction Cost of Rehab Building	26.24
Construction Cost of Sale Building	51.54
Approval Cost	33.93
Professional Cost	3.89
Admin Cost	3.11
Marketing Cost	7.30
Interest Cost	10.01
Contingency Cost	2.33
<b>Total Cost</b>	<b>146.64</b>

Note: -



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

Particulars	Incurred Cost (In ₹ Cr.) for Wing (A & B) till 30.06.2024 dated 25.07.2024 by M/s. V. M. Tated & Co.	Incurred Cost (In ₹ Cr.) for Wing (C) till 30.06.2024 dated 25.07.2024 by M/s. V. M. Tated & Co.	Total Incurred Cost (In ₹ Cr.) till 30.06.2024 dated 25.07.2024 by M/s. V. M. Tated & Co.
Land Cost	-	-	-
Rent Cost	4.33	0.83	5.16
Construction Cost of Rehab Building	7.55	3.78	11.33
Construction Cost of Sale Building	11.40	1.29	12.69
Approval Cost	8.87	3.16	12.03
Professional Cost			
Admin Cost	3.99	1.80	5.79
Marketing Cost			
Interest Cost	0.06	0.01	0.07
Contingency Cost	-	-	-
<b>Total</b>	<b>36.20</b>	<b>10.87</b>	<b>47.07</b>

**6.2. Cost of Construction as on 25<sup>th</sup> July 2024:****6.2.1. Construction Cost of Rehab Building:**

Sr.	Floor	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	Excavation Cost				2,38,56,093.00	100%	2,38,56,093.00
2	Ground Floor	421.88	421.88	27,000.00	1,13,90,760.00	50%	56,95,380.00
3	1st Floor	421.87	421.87	27,000.00	1,13,90,490.00	75%	85,42,867.50
4	2nd Floor	421.87	421.87	27,000.00	1,13,90,490.00	75%	85,42,867.50
5	3rd Floor	421.88	421.88	27,000.00	1,13,90,760.00	75%	85,43,070.00
6	4th Floor	421.88	421.88	27,000.00	1,13,90,760.00	75%	85,43,070.00
7	5th Floor	421.88	421.88	27,000.00	1,13,90,760.00	75%	85,43,070.00
8	6th Floor	421.88	421.88	27,000.00	1,13,90,760.00	75%	85,43,070.00
9	7th Floor	421.88	421.88	27,000.00	1,13,90,760.00	75%	85,43,070.00
10	8th Floor	421.88	421.88	27,000.00	1,13,90,760.00	75%	85,43,070.00
11	9th Floor	421.88	421.88	27,000.00	1,13,90,760.00	75%	85,43,070.00
12	10th Floor	421.88	421.88	27,000.00	1,13,90,760.00	65%	74,03,994.00
13	11th Floor	421.88	421.88	27,000.00	1,13,90,760.00	65%	74,03,994.00
14	12th Floor	421.88	421.88	27,000.00	1,13,90,760.00	65%	74,03,994.00
15	13th Floor	421.88	421.88	27,000.00	1,13,90,760.00	65%	74,03,994.00
16	14th Floor	485.61	485.61	27,000.00	1,31,11,470.00	65%	85,22,455.50
17	15th Floor	358.15	358.15	27,000.00	96,70,050.00	65%	62,85,532.50
18	16th Floor	421.88	421.88	27,000.00	1,13,90,760.00	65%	74,03,994.00
19	17th Floor	421.88	421.88	27,000.00	1,13,90,760.00	65%	74,03,994.00
20	18th Floor	421.88	421.88	27,000.00	1,13,90,760.00	50%	56,95,380.00
21	19th Floor	421.88	421.88	27,000.00	1,13,90,760.00	50%	56,95,380.00
22	20th Floor	358.15	358.15	27,000.00	96,70,050.00	50%	48,35,025.00
23	OHT / LMR	39.86		27,000.00	10,76,220.00		-
<b>TOTAL</b>		<b>8,835.59</b>	<b>8,795.73</b>		<b>26,24,17,023.00</b>	<b>69.32%</b>	<b>18,18,96,435.00</b>

Note: Details of work completed is as per site visit dated 25.07.2024 but LIE report is prepared for quarter ending on 30<sup>th</sup> June 2024.

**6.2.2. Construction Cost of Sale Building (Wing A & B):**

Sr	Floor	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	Excavation Cost				2,77,53,180.00	100%	2,77,53,180.00
2	Ground Floor	437.59	437.59	30,000.00	1,31,27,700.00	50%	65,63,850.00
3	1st Floor	437.59	437.59	30,000.00	1,31,27,700.00	68%	89,26,836.00
4	2nd Floor	437.59	437.59	30,000.00	1,31,27,700.00	68%	89,26,836.00
5	3rd Floor	437.59	437.59	30,000.00	1,31,27,700.00	68%	89,26,836.00
6	4th Floor	437.59	437.59	30,000.00	1,31,27,700.00	68%	89,26,836.00
7	5th Floor	437.59	437.59	30,000.00	1,31,27,700.00	68%	89,26,836.00
8	6th Floor	437.59	437.59	30,000.00	1,31,27,700.00	68%	89,26,836.00
9	7th Floor	437.59	437.59	30,000.00	1,31,27,700.00	68%	89,26,836.00
10	8th Floor	437.59	437.59	30,000.00	1,31,27,700.00	68%	89,26,836.00
11	9th Floor	437.59	437.59	30,000.00	1,31,27,700.00	68%	89,26,836.00
12	10th Floor	437.59	437.59	30,000.00	1,31,27,700.00	68%	89,26,836.00
13	11th Floor	437.59	437.59	30,000.00	1,31,27,700.00	68%	89,26,836.00
14	12th Floor	437.59	437.59	30,000.00	1,31,27,700.00	68%	89,26,836.00
15	13th Floor	437.59	437.59	30,000.00	1,31,27,700.00	68%	89,26,836.00
16	14th Floor	437.59	437.59	30,000.00	1,31,27,700.00	68%	89,26,836.00
17	15th Floor	437.59	437.59	30,000.00	1,31,27,700.00	68%	89,26,836.00
18	16th Floor	437.59	437.59	30,000.00	1,31,27,700.00	68%	89,26,836.00
19	17th Floor	437.59	437.59	30,000.00	1,31,27,700.00	68%	89,26,836.00
20	18th Floor	437.59	437.59	30,000.00	1,31,27,700.00	68%	89,26,836.00
21	19th Floor	437.59	437.59	30,000.00	1,31,27,700.00	68%	89,26,836.00
22	20th Floor	437.59	437.59	30,000.00	1,31,27,700.00	68%	89,26,836.00
23	OHT / LMR	61.67		30,000.00	18,50,100.00	-	-
<b>SUB - TOTAL</b>		<b>9,251.06</b>	<b>9,189.39</b>		<b>30,52,84,980.00</b>	<b>69.72%</b>	<b>21,28,53,750.00</b>
24	Stack Parking	77.00		5,00,000.00	3,85,00,000.00		-
<b>TOTAL</b>					<b>34,37,84,980.00</b>	<b>61.91%</b>	<b>21,28,53,750.00</b>

Note: Details of work completed is as per site visit dated 25.07.2024 but LIE report is prepared for quarter ending on 30<sup>th</sup> June 2024.

**6.2.3. Construction Cost of Sale Building (Wing C):**

Sr.	Floor	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	Excavation Cost				1,38,76,920.00	100%	1,38,76,920.00
2	Ground Floor	218.80	218.80	30,000.00	65,64,000.00	50%	32,82,000.00
3	1st Floor	218.80	218.80	30,000.00	65,64,000.00	50%	32,82,000.00
4	2nd Floor	218.80	218.80	30,000.00	65,64,000.00	50%	32,82,000.00
5	3rd Floor	218.80	218.80	30,000.00	65,64,000.00	50%	32,82,000.00
6	4th Floor	218.80	218.80	30,000.00	65,64,000.00	50%	32,82,000.00
7	5th Floor	218.80		30,000.00	65,64,000.00		-
8	6th Floor	218.80		30,000.00	65,64,000.00		-
9	7th Floor	218.80		30,000.00	65,64,000.00		-
10	8th Floor	218.80		30,000.00	65,64,000.00		-
11	9th Floor	218.80		30,000.00	65,64,000.00		-
12	10th Floor	218.80		30,000.00	65,64,000.00		-
13	11th Floor	218.80		30,000.00	65,64,000.00		-
14	12th Floor	218.80		30,000.00	65,64,000.00		-
15	13th Floor	218.80		30,000.00	65,64,000.00		-
16	14th Floor	218.80		30,000.00	65,64,000.00		-
17	15th Floor	218.80		30,000.00	65,64,000.00		-
18	16th Floor	218.80		30,000.00	65,64,000.00		-
19	17th Floor	218.80		30,000.00	65,64,000.00		-
20	18th Floor	218.80		30,000.00	65,64,000.00		-
21	19th Floor	218.80		30,000.00	65,64,000.00		-
22	20th Floor	218.80		30,000.00	65,64,000.00		-
23	OHT / LMR	30.84		30,000.00	9,25,200.00		-
<b>SUB - TOTAL</b>		<b>4,625.64</b>	<b>1,094.00</b>		<b>15,26,46,120.00</b>	<b>19.84%</b>	<b>3,02,86,920.00</b>
24	Stack Parking	38.00		5,00,000.00	1,90,00,000.00		-
<b>TOTAL</b>					<b>17,16,46,120.00</b>	<b>17.64%</b>	<b>3,02,86,920.00</b>

Note: Details of work completed is as per site visit dated 25.07.2024 but LIE report is prepared for quarter ending on 30<sup>th</sup> June 2024.

**7. Means of Finance:**

Sr. No.	Particulars	Wing (A & B) (Amount in ₹ Cr.)	Wing (C) (Amount in ₹ Cr.)	Total Exp. Cumulative (Cr.)
1.	Equity share capital / Quassi Loan from Promoter	7.94	5.00	12.94
2.	Unsecured Loan	-	-	-
3.	Bank Loan Amount	3.06	0.66	3.72
4.	Sales (Advance from customer)	25.20	5.21	30.41
	<b>Total</b>	<b>36.20</b>	<b>10.87</b>	<b>47.07</b>

The Details of the Means of Finance are provided by Client as on 30.06.2024.



**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
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
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
Block work / Internal Plaster work			1 <sup>st</sup> to 20 <sup>th</sup> floor blockwork is completed 1 <sup>st</sup> to 17 <sup>th</sup> floor plaster work is completed
Terrace Parapet wall / Overhead water tank / Lift Machine room / compound wall / External Plaster work			
Electric Work			Concealed Work is completed

Activity	Date of Implementation	Date of Completion	Status
Water Proofing			
Plumbing Work			Concealed Work is completed
Tiling / Marble Flooring			1 <sup>st</sup> to 9 <sup>th</sup> floor flooring & tiling work is completed
Door Frames			1 <sup>st</sup> to 10 <sup>th</sup> floor door frame work is completed
Window Installation			1 <sup>st</sup> to 10 <sup>th</sup> floor window frame work is completed
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			

## 10.2. Sale Building (Wing A & B)

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
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
Block work / Internal Plaster work			1 <sup>st</sup> to 20 <sup>th</sup> floor blockwork is completed 1 <sup>st</sup> to 14 <sup>th</sup> floor plaster work is completed
Terrace Parapet wall / Overhead water tank / Lift			

Activity	Date of Implementation	Date of Completion	Status
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			

**10.3. Sale Building (Wing C)**

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			
5th Floor Slab			
6th Floor Slab			
7th Floor Slab			
8th Floor Slab			
9th Floor Slab			
10th Floor Slab			
11th Floor Slab			
12th Floor Slab			
13th Floor Slab			
14th Floor Slab			
15th Floor Slab			
16th Floor Slab			
17th Floor Slab			
18th Floor Slab			
19th Floor Slab			
20th Floor Slab			
Block work / Internal Plaster work			
Terrace Parapet wall / Overhead water tank / Lift			



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Activity	Date of Implementation	Date of Completion	Status
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			

Developer have not shared the work schedule of the project.

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

**For Rehab Building:** Till 20<sup>th</sup> floor slab work is completed, terrace slab work is in progress, 1<sup>st</sup> to 20<sup>th</sup> floor block work is completed, 1<sup>st</sup> to 18<sup>th</sup> floor plaster work is completed, 1<sup>st</sup> to 9<sup>th</sup> Floor kitchen platform, flooring, toilet tiling work is completed, 1<sup>st</sup> to 10<sup>th</sup> floor concealed plumbing & electrical work and door & window frame work is completed.

#### **Sale Building:**

**Wing A & B:** Till 20<sup>th</sup> Slab work is completed, terrace slab work is in progress, 1<sup>st</sup> to 20<sup>th</sup> floor block work is completed, 1<sup>st</sup> to 13<sup>th</sup> floor plaster work is completed, 1<sup>st</sup> to 12<sup>th</sup> floor kitchen platform work is completed, 1<sup>st</sup> to 11<sup>th</sup> floor door & window frame work is completed, 1<sup>st</sup> to 13<sup>th</sup> floor concealed plumbing work is completed, 1<sup>st</sup> to 9<sup>th</sup> floor concealed electrical work is completed.

**Wing C:** Till 4<sup>th</sup> floor slab work is completed.

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

The cost of Sales Building is ₹ 146.64 Cr.

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

We opinion amount of ₹ 99.57 Cr. Will be required to complete the Project.

**14. Mandatory Approval Status:**

Sr. No.	Particulars	Name of Department	Status	Order Details
1A	LOI of Building	Slum Rehabilitation Authority (SRA).	Obtained and available at site	KE/MCGM & MHADA/0001/20171117/AP dated 15.03.2023
1B	Amended LOI of Building	Slum Rehabilitation Authority (SRA).	Obtained and available at site	KE/MCGM & MHADA/0001/20171117/AP/C dated 14.02.2024
2A	Approved Plan	Slum Rehabilitation Authority (SRA).	Obtained and available at site	KE/MCGM & MHADA/0001/20171117/AP dated 15.03.2023 Approved upto: Rehab Building: Ground Floor + 1 <sup>st</sup> to 20 <sup>th</sup> Upper Residential Floors Sale Building (Wing A): Ground Floor + 1 <sup>st</sup> to 12 <sup>th</sup> Upper Residential Floors Sale Building (Wing B & C): Ground Floor + 1 <sup>st</sup> to 14 <sup>th</sup> Upper Residential Floors
2B	Amended Approved Plan	Slum Rehabilitation Authority (SRA).	Obtained and available at site	KE/MCGM & MHADA/0001/20171117/AP/C dated 14.02.2024 Approved upto: Rehab Building: Ground Floor + 1 <sup>st</sup> to 20 <sup>th</sup> Upper Residential Floors Sale Building (Wing A & B): Ground Floor + 1 <sup>st</sup> to 20 <sup>th</sup> Upper Residential Floors Sale Building (Wing C): Ground Floor + 1 <sup>st</sup> to 4 <sup>th</sup> Upper Residential Floors
3A	First C.C.	Slum Rehabilitation Authority (SRA).	Obtained and available at site	KE/MCGM & MHADA/0001/20171117/AP dated 19.10.2022. This CC is endorsed for the work for Plinth Level
3B	Second C.C.	Slum Rehabilitation Authority (SRA).	Obtained and available at site	KE/MCGM & MHADA/0001/20171117/AP/C dated 18.07.2023. This CC is endorsed for the work for Rehab Building: Ground Floor + 1 <sup>st</sup> to 19 <sup>th</sup> Upper Floors + 20 <sup>th</sup> (pt) Upper Floor + OHWT + LMR, Sale Building (Wing A): Ground Floor + 1 <sup>st</sup> to 12 <sup>th</sup> Upper Floors & Sale Building (Wing B): Ground Floor + 1 <sup>st</sup> to 14 <sup>th</sup> Upper Floors as per approved plan 15.03.2022.
3C	Third C.C.	Slum Rehabilitation Authority (SRA).	Obtained and available at site	KE/MCGM & MHADA/0001/20171117/AP/C dated 06.05.2024. This CC is endorsed for the work for Rehab Building: Ground Floor + 1 <sup>st</sup> to 19 <sup>th</sup> Upper Floors + 20 <sup>th</sup> (pt) Upper Floor + OHWT + LMR, Sale Building (Wing A & B): Ground Floor + 1 <sup>st</sup> to 19 <sup>th</sup> + 20 <sup>th</sup> (Pt.) Upper Floors & Sale Building (Wing C): Ground Floor + 1 <sup>st</sup> to 4 <sup>th</sup> Upper Floors as per amended approved plan 14.02.2024
3D	Fourth C.C.	Slum Rehabilitation Authority (SRA).	Pending (Project is not completed)	
3	Occupancy	Slum Rehabilitation Authority (SRA).	Pending (Project is not completed)	

## 15. Status Insurance Coverage:

Information not provided

## 16. Assumptions & Remarks:

- The adequacy of Engineering / Structural design is beyond the scope of our assignment.
- Verification of the bills is not there in our scope of the assignment.
- Estimated project completion date for Wing (A & B) is 31/12/2026 & Wing (C) is 31.12.2027. 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

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

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

Auth. Sign.



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**About the Project:**

<b>1. Introduction</b>	
a) Project Name (With Address & Phone Nos.)	"UK IONA", Proposed SRA Scheme Residential cum Commercial building on Plot bearing C.T.S. No. 165 (PT), 166/A/1(PT) & 169/7/A(PT), New Shyam Nagar, New Balvikas School, Village – Majas, Jogeshwari (East), Mumbai – 400 060, State – Maharashtra, Country – India.  <u>Contact Person:</u> Mr. Palani Arumugam Mobile No. +91 93212 64009 / + 91 93225 02945
b) Purpose of Valuation	As per request from State Bank of India, SME Centre Borivali (West) Branch, Borivali to assess cost of the Project for LIE purpose.
c) Date of Inspection of Property	25.07.2024
d) Date of LIE Report	30.08.2024
e) Name of the Developer of Property (in case of developer built properties)	M/s. Keemaya Build Pvt. Ltd. 8, Abhishek Dalia Industrial Estate, Off. New Andheri Link Road, Andheri (West), Mumbai – 400 058, State – Maharashtra, Country – India.
<b>2. Physical Characteristics of the Property</b>	
a) Location of the Property	"UK IONA", Proposed SRA Scheme Residential cum Commercial building on Plot bearing C.T.S. No. 165 (PT), 166/A/1(PT) & 169/7/A(PT), New Shyam Nagar, New Balvikas School, Village – Majas, Jogeshwari (East), Mumbai – 400 060, State – Maharashtra, Country – India.
Brief description of the property	
<b>TYPE OF THE BUILDING</b>	
<b>1. Rehab Building</b>	
No. of Floors	Ground Floor + 1st to 20th Upper Floor.
Building type	Residential building
<b>2. Sale Building (Wing A, B &amp; C)</b>	
No. of Floors	Ground Floor + 1st to 20th Upper Floor.
Building type	Residential building
Residential Building work is given on contract based for RCC contract. Developer has grant to the contractor do the work of construction and completion includes Concrete work, Reinforcement work, Masonry, Internal Plaster, External Plaster and other miscellaneous work such as repairing, joints b/w concrete and masonry surface, etc. Bill must be paid on measurement of construction area exclusive of Steel, Cement & other construction material. Lift & lift installation contract is not finalized till now. Firefighting work contract is not finalized.	
<b>PROPOSED DATE OF COMPLETION &amp; FUTURE LIFE:</b>	
Expected completion date as informed by builder for Wing A & B is 31.12.2026 and for Wing C is 31.12.2027 (As per RERA Certificate)	
Nearby landmark	-
Postal Address of the Property	"UK IONA", Proposed SRA Scheme Residential cum Commercial building on Plot bearing C.T.S. No. 165 (PT), 166/A/1(PT) & 169/7/A(PT), New Shyam Nagar, New Balvikas School, Village – Majas, Jogeshwari (East), Mumbai – 400 060, State – Maharashtra, Country – India.
Area of the plot/land	Net Plot Area: 2,548.37 Sq. M.

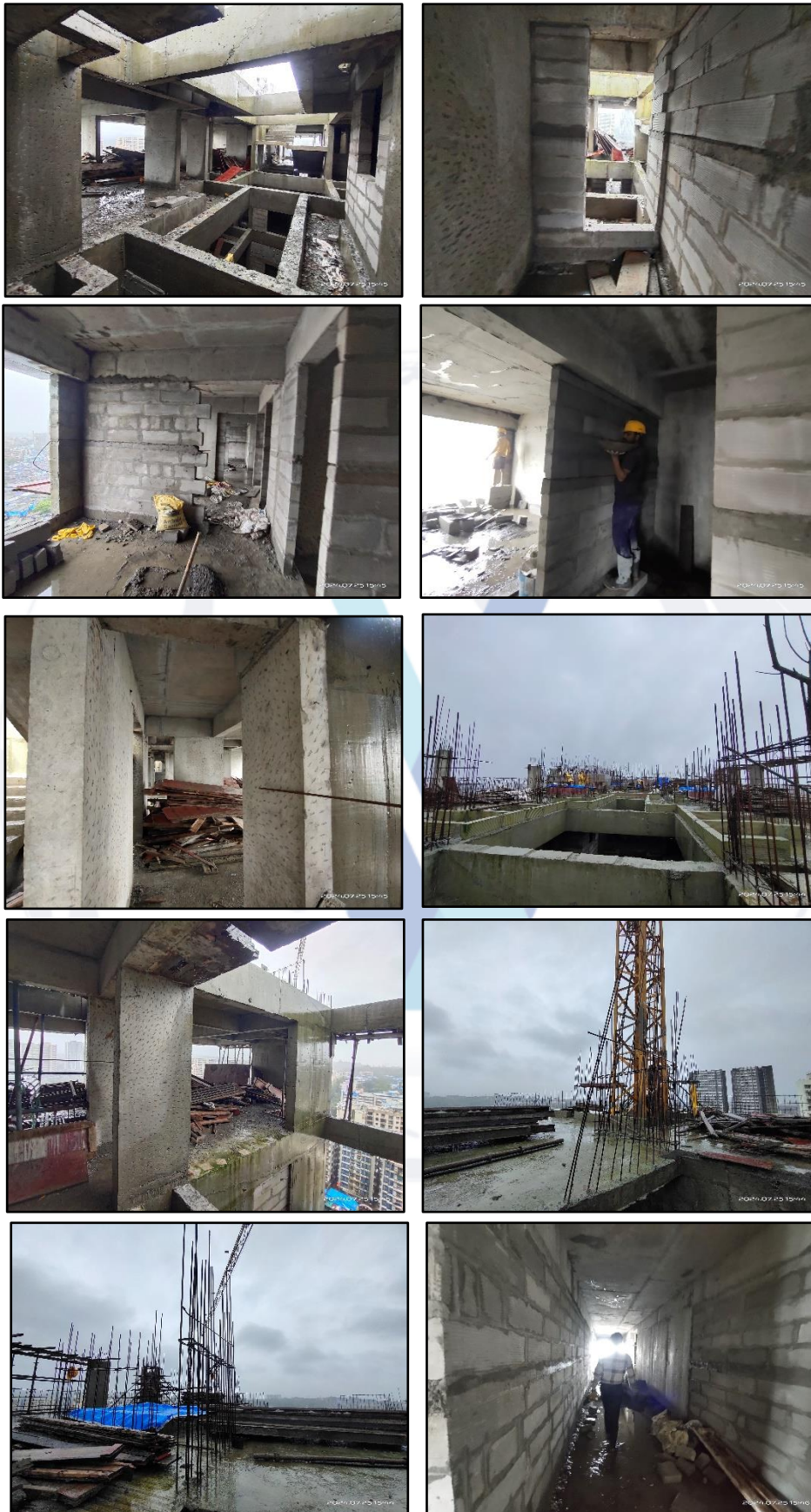
(Supported by a plan)																					
Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked.	Solid land																				
Independent access/approach to the property etc.	Yes																				
Google Map Location of the Property with a neighborhood layout map	Provided																				
Details of roads abutting the property																					
Description of adjoining property	Located in Higher – Middle Class locality																				
Plot No. Survey No.	C.T.S. No. 165 (PT), 166/A/1(PT) & 169/7/A(PT),																				
Ward/Village/Taluka	Village – Majas, Jogeshwari (East), Taluka – Andheri																				
Sub-Registry/Block	Andheri																				
District	District – Mumbai Suburban																				
<b>b) Boundaries of the Plot</b>																					
	<table border="1"> <thead> <tr> <th></th> <th>As per Agreement</th> <th>As per RERA Certificate</th> <th>Actual</th> </tr> </thead> <tbody> <tr> <td><b>North</b></td> <td>Information not available</td> <td>New Shyam Nagar</td> <td>Late Dattaram Govind Waykar Marg</td> </tr> <tr> <td><b>South</b></td> <td>Information not available</td> <td>Balvikas Vidya Mandir</td> <td>Bal Vikas Vidya Mandir School &amp; Slum Area</td> </tr> <tr> <td><b>East</b></td> <td>Information not available</td> <td>Dattaram Waikar Marg</td> <td>Open Area</td> </tr> <tr> <td><b>West</b></td> <td>Information not available</td> <td>Kokan Nagar Road</td> <td>Slum Area</td> </tr> </tbody> </table>		As per Agreement	As per RERA Certificate	Actual	<b>North</b>	Information not available	New Shyam Nagar	Late Dattaram Govind Waykar Marg	<b>South</b>	Information not available	Balvikas Vidya Mandir	Bal Vikas Vidya Mandir School & Slum Area	<b>East</b>	Information not available	Dattaram Waikar Marg	Open Area	<b>West</b>	Information not available	Kokan Nagar Road	Slum Area
	As per Agreement	As per RERA Certificate	Actual																		
<b>North</b>	Information not available	New Shyam Nagar	Late Dattaram Govind Waykar Marg																		
<b>South</b>	Information not available	Balvikas Vidya Mandir	Bal Vikas Vidya Mandir School & Slum Area																		
<b>East</b>	Information not available	Dattaram Waikar Marg	Open Area																		
<b>West</b>	Information not available	Kokan Nagar Road	Slum Area																		

<b>4. Document Details and Legal Aspects of Property:</b>
<b>A. Ownership Documents (Building Permission, Commencement Certificate &amp; Status of Plan)</b>
1. Copy of Sale Agreement / Developer Agreement dated 24.06.2012 between M/s. Praijatak CHSL (The Society) and M/s. Keemaya Build Pvt. Ltd. (The Developers) through Notary.
2. Copy of Annexure II No. J.No.K.A/VV/UPV-1/MM/ET/1903/2021 dated 23.07.2021 issued by Maharashtra Housing & Area Development Authority (MHADA)
3. Copy of Letter of Intent (LOI) No. KE/MCGM & MHADA/0001/20171117 dated 21.12.2021 issued by Slum Rehabilitation Authority (SRA).
4. Copy of Intimation of Approval (IOA) Letter No. KE/MCGM & MHADA/0001/20171117/AP dated 15.03.2022 issued by Slum Rehabilitation Authority (SRA).
5. Copy of Approved Plan No. KE/MCGM & MHADA/0001/20171117/AP dated 15.03.2023 issued by Slum Rehabilitation Authority (SRA).
<b>Approved upto:</b> <b>Rehab Building: Ground Floor + 1<sup>st</sup> to 20<sup>th</sup> Upper Residential Floors</b> <b>Sale Building (Wing A): Ground Floor + 1<sup>st</sup> to 12<sup>th</sup> Upper Residential Floors</b> <b>Sale Building (Wing B &amp; C): Ground Floor + 1<sup>st</sup> to 14<sup>th</sup> Upper Residential Floors</b>
6. Copy of CFO Plan No. FB/HRIR-II/84 dated 14.09.2022 issued by Municipal Corporation of Greater Mumbai, Mumbai Fire Brigade.
<b>Approved upto:</b> <b>Rehab Building: Ground Floor + 1<sup>st</sup> to 20<sup>th</sup> Upper Residential Floors</b> <b>Sale Building (Wing A): Ground Floor + 1<sup>st</sup> to 20<sup>th</sup> Upper Residential Floors</b> <b>Sale Building (Wing B &amp; C): Ground Floor + 1<sup>st</sup> to 19<sup>th</sup> Upper Residential Floors</b>
7. Copy of Concession / Architect Plan drawn by M/s. Ellora Project Consultants Pvt. Ltd. <b>Rehab Building: Ground Floor + 1<sup>st</sup> to 20<sup>th</sup> Upper Residential Floors</b> <b>Sale Building (Wing A): Ground Floor + 1<sup>st</sup> to 20<sup>th</sup> Upper Residential Floors</b> <b>Sale Building (Wing B &amp; C): Ground Floor + 1<sup>st</sup> to 19<sup>th</sup> Upper Residential Floors</b>
8. Copy of 1 <sup>st</sup> Commencement Certificate No. KE/MCGM & MHADA/0001/20171117/AP dated 19.10.2022 issued by Slum Rehabilitation Authority (SRA). <b>(This CC is endorsed for the work for Plinth Level)</b>
9. Copy of 2 <sup>nd</sup> Commencement Certificate No. KE/MCGM & MHADA/0001/20171117/AP/C dated 18.07.2023 issued by Slum Rehabilitation Authority (SRA).

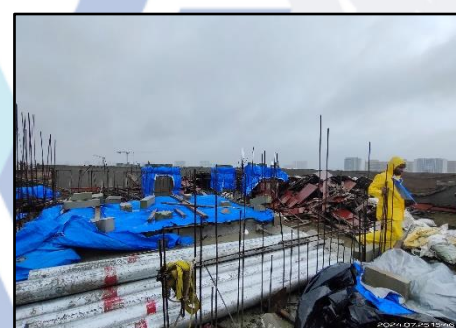
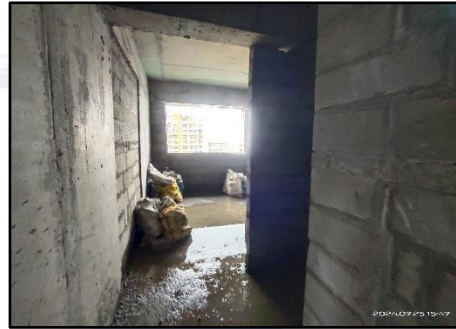


<b>(This CC is endorsed for the work for Rehab Building: Ground Floor + 1<sup>st</sup> to 19<sup>th</sup> Upper Floors + 20<sup>th</sup> (pt) Upper Floor + OHWT + LMR, Sale Building (Wing A): Ground Floor + 1<sup>st</sup> to 12<sup>th</sup> Upper Floors &amp; Sale Building (Wing B): Ground Floor + 1<sup>st</sup> to 14<sup>th</sup> Upper Floors as per approved plan 15.03.2022)</b>
10. Copy of Height Clearance Certificate No. SNCR/WEST/B/05118/305412 dated 07.06.2018 valid upto 06.06.2026 issued by Airports Authority of India.
11. Copy of CA Certificate (Form 3) for Wing C dated 14.07.2023 issued by M/s. V. M. Tated & Co.
12. Copy of CA Certificate (Form 3) for Wing A & B dated 14.07.2023 issued by M/s. V. M. Tated & Co.
13. Copy of RERA Certificate No. P51800047785 dated 28.11.2023 issued by Maharashtra Real Estate Regulatory Authority for Wing A & B.
14. Copy of RERA Certificate No. P51800051359 dated 08.06.2023 issued by Maharashtra Real Estate Regulatory Authority for Wing C.
15. Copy of DP Remark No. Ch.E/SP342021707111333760 dated 21.07.2021 issued by Municipal Corporation of Greater Mumbai.
16. Copy of Developer Letter for the numbering of Wing B dated 15.12.2023 issued by M/s. Keemaya Build Pvt. Ltd.
17. Copy of Amended Letter of Intent No. KE/MCGM & MHADA/0001/20171117/AP/C dated 14.02.2024 issued by Slum Rehabilitation Authority (SRA).
18. Copy of Amended Approved Plan No. KE/MCGM & MHADA/0001/20171117/AP/C dated 14.02.2024 issued by Slum Rehabilitation Authority (SRA).
<b>Approved upto:</b> <b>Rehab Building: Ground Floor + 1<sup>st</sup> to 20<sup>th</sup> Upper Residential Floors</b> <b>Sale Building (Wing A &amp; B): Ground Floor + 1<sup>st</sup> to 20<sup>th</sup> Upper Residential Floors</b> <b>Sale Building (Wing C): Ground Floor + 1<sup>st</sup> to 4<sup>th</sup> Upper Residential Floors</b>
19. Copy of 3rd Commencement Certificate No. KE/MCGM & MHADA/0001/20171117/AP/C dated 06.05.2024 issued by Slum Rehabilitation Authority (SRA).
<b>(This CC is endorsed for the work for Rehab Building: Ground Floor + 1<sup>st</sup> to 19<sup>th</sup> Upper Floors + 20<sup>th</sup> (pt) Upper Floor + OHWT + LMR, Sale Building (Wing A &amp; B): Ground Floor + 1<sup>st</sup> to 19<sup>th</sup> + 20<sup>th</sup> (Pt.) Upper Floors &amp; Sale Building (Wing C): Ground Floor + 1<sup>st</sup> to 4<sup>th</sup> Upper Floors as per amended approved plan 14.02.2024)</b>
20. Copy of Concession / Architect Plan drawn by M/s. Ellora Project Consultants Pvt. Ltd. <b>Rehab Building: Ground Floor + 1<sup>st</sup> to 20<sup>th</sup> Upper Residential Floors</b> <b>Sale Building (Wing A &amp; B &amp; C): Ground Floor + 1<sup>st</sup> to 20<sup>th</sup> (Pt.) Upper Residential Floors</b>
21. Copy of Engineer's Certificate for Wing A & B Ref. No. J5216/REC/WAB/L06/2024 dated 15.07.2024 issued by M/s. Creative Consultants.
22. Copy of Engineer's Certificate for Wing A & B Ref. No. J5216/REC/WAB/L05/2024 dated 15.07.2024 issued by M/s. Creative Consultants.
23. Copy of CA Certificate (Form 3) for Wing A & B dated 25.07.2024 issued by M/s. V. M. Tated & Co.
24. Copy of CA Certificate (Form 3) for Wing C dated 25.07.2024 issued by M/s. V. M. Tated & Co.
25. Copy of Architect Certificate for Wing A & B dated 17.07.2024 issued by M/s. Ellora Project Consultants Pvt. Ltd.
26. Copy of Architect Certificate for Wing C dated 17.07.2024 issued by M/s. Ellora Project Consultants Pvt. Ltd.

## Actual Site Photographs



## Actual Site Photographs



## Actual Site Photographs



## Actual Site Photographs



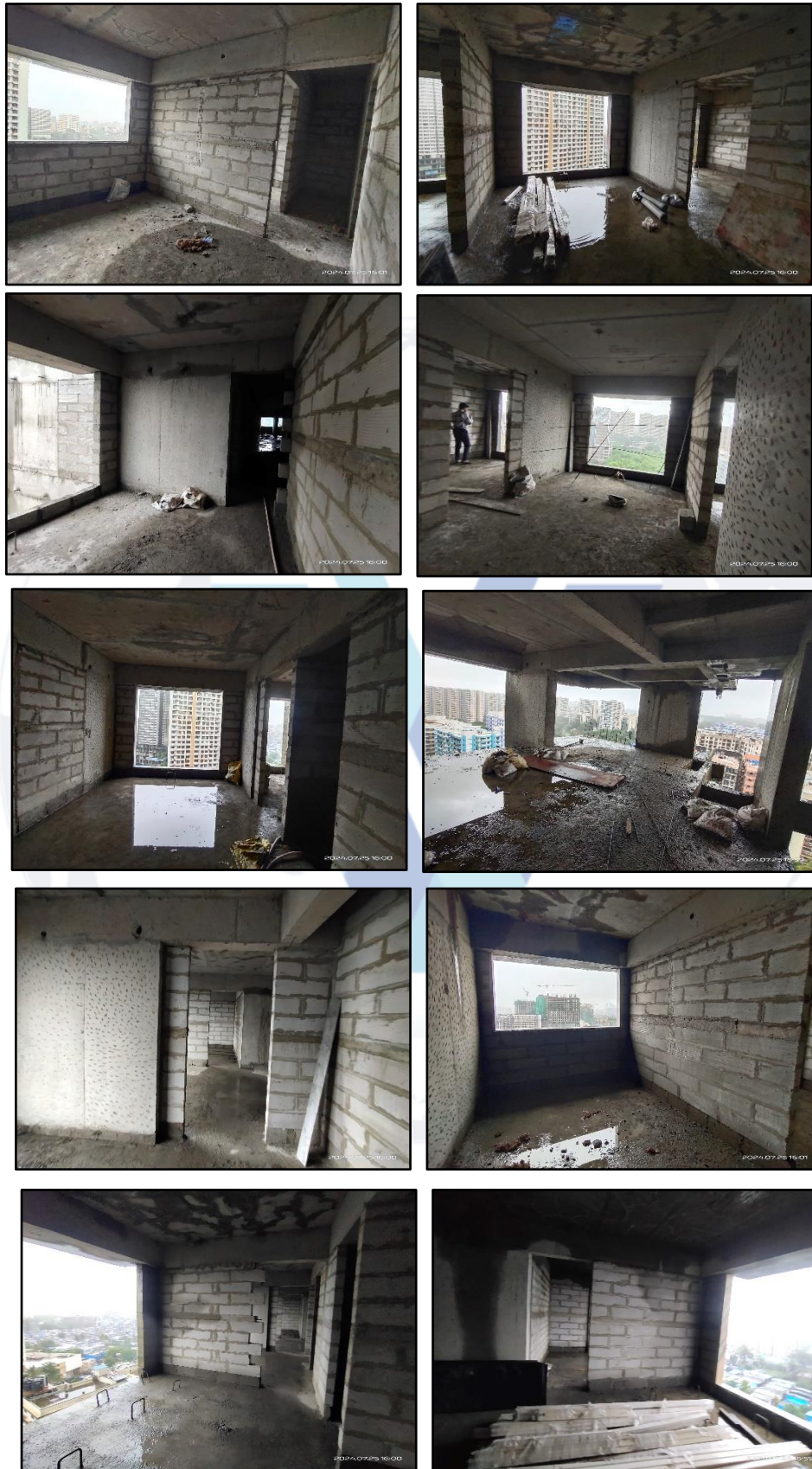
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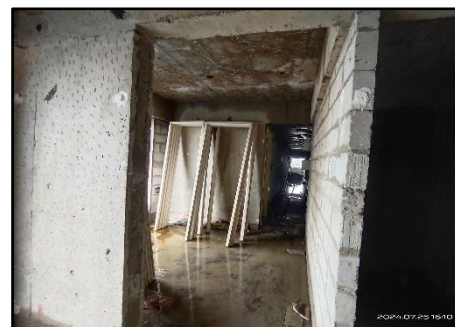
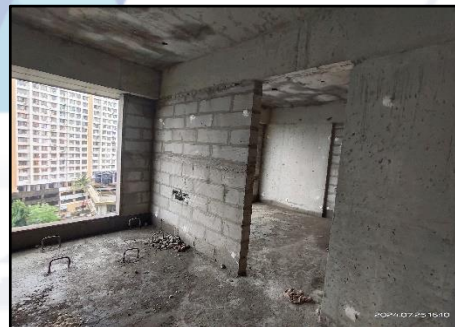
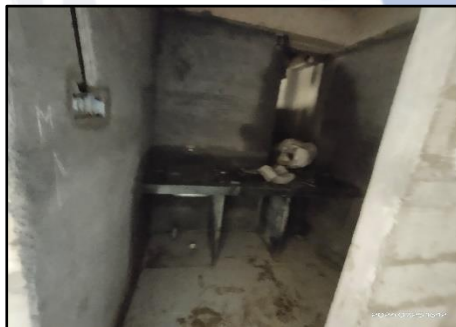
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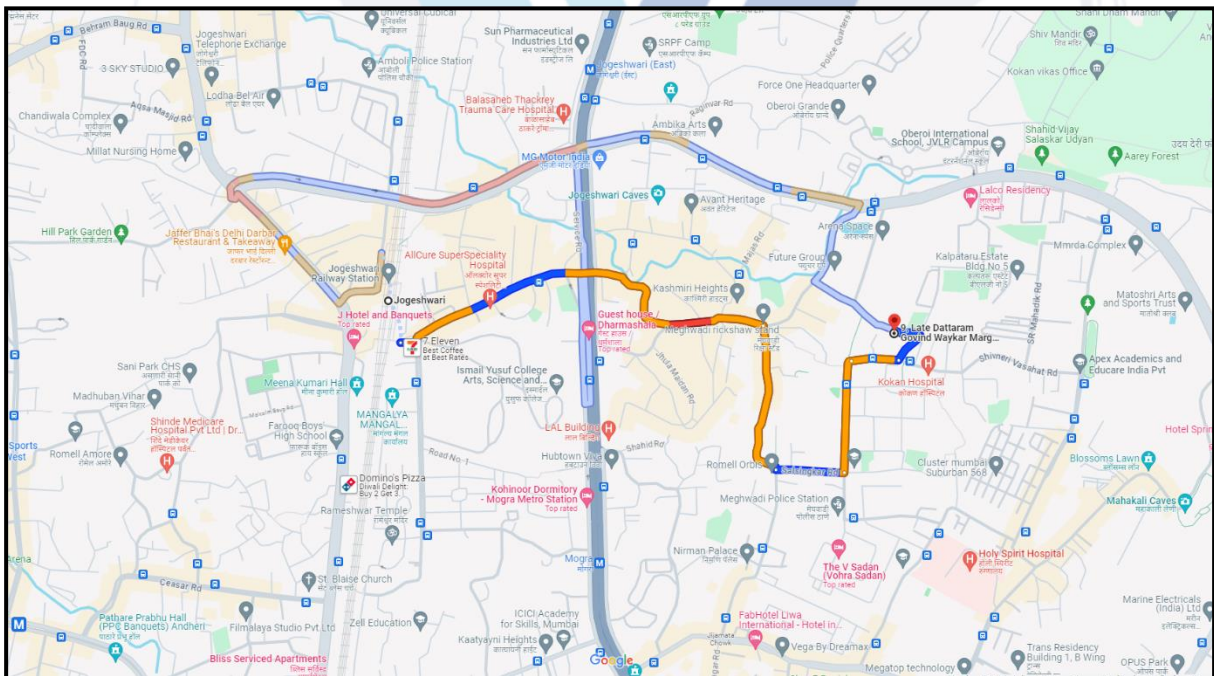
## Actual Site Photographs





## Route Map of the property

Site u/r



Latitude Longitude: 19°08'06.9"N 72°51'51.6"E

Note: The Blue line shows the route to site from nearest railway station (Jogeshwari – 2.80 Km.)