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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

1st 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 :

- | | | | |
|--------------|----------|-------------|-------------|
| 📍 Nanded | 📍 Thane | 📍 Ahmedabad | 📍 Delhi NCR |
| 📍 Mumbai | 📍 Nashik | 📍 Rajkot | 📍 Raipur |
| 📍 Aurangabad | 📍 Pune | 📍 Indore | 📍 Jaipur |

Regd. Office

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

📞 +91 2247495919

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Vastu/SBI/Mumbai/08/2024/10090/2307948

30/10-426-PY

Date: - 30.08.2024

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,

1. 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.
2. 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.
3. As per cost incurred certificate issued by CA Certificate actual total expenditure occurred as on 30/06/2024 is ₹ 47.07 Cr.
4. 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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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.**

**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: 2024.08.30 16:36:17 +05'30'

Auth. Sign.

Encl.: LIE report



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1. Purpose & Methodology

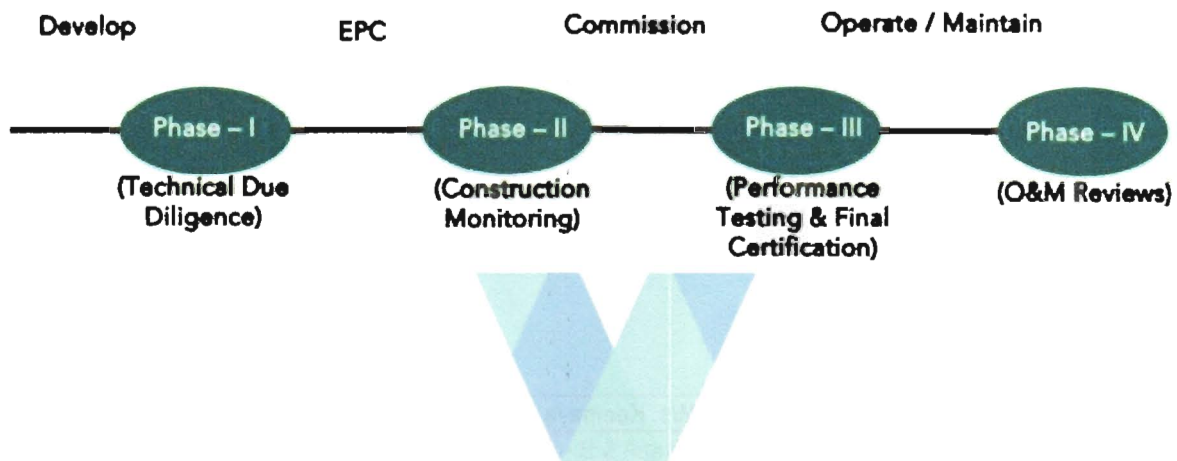
- State Bank of India Banks and financial institutions require monitoring & an independent review of the progress of the sanctioned projects

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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**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 **25th July 2024** to determine the fair & reasonable market value of the said property/project as on Quarter ending **30th 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:

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

3. Boundaries of the Property:

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



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AREA STATEMENT	
	(c) Existing fungible area per floor
	(d) Excess fungible area per floor
	Total Fungible Area
C	TENEMENT STATEMENT
	(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
D	PARKING AREA STATEMENT
	(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

As Stated,

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 + 1st to 20th Upper Residential Floors

Sale Building (Wing A): Ground Floor + 1st to 12th Upper Residential Floors

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

- Copy of 1st 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 2nd 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 + 1st to 19th Upper Floors + 20th (pt) Upper Floor + OHWT + LMR, Sale Building (Wing A): Ground Floor + 1st to 12th Upper Floors & Sale Building (Wing B): Ground Floor + 1st to 14th 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 + 1st to 20th Upper Residential Floors

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

Sale Building (Wing C): Ground Floor + 1st to 4th Upper Residential Floors

- Copy of 3rd 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 + 1st to 19th Upper Floors + 20th (pt) Upper Floor + OHWT + LMR, Sale Building (Wing A & B): Ground Floor + 1st to 19th + 20th (Pt.) Upper Floors & Sale Building (Wing C): Ground Floor + 1st to 4th 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 + 1st to 20th Upper Residential Floors

Sale Building (Wing A & B & C): Ground Floor + 1st to 20th (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.



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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	20th Floor	358.15	358.15	50%	Slab work is completed.
23	OHT & LMR Area	39.86			
Total		8,835.59	8,795.73	69.32%	

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

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	20 th Floor	656.39	437.59		
23	OHT & LMR Area	92.51			
Total		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
Total Cost	146.64

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	-	-	-
Total	36.20	10.87	47.07

6.2. Cost of Construction as on 25th 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		-
TOTAL		8,835.59	8,795.73		26,24,17,023.00	69.32%	18,18,96,435.00

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



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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		-
SUB - TOTAL		4,625.64	1,094.00		15,26,46,120.00	19.84%	3,02,86,920.00
24	Stack Parking	38.00		5,00,000.00	1,90,00,000.00		-
TOTAL					17,16,46,120.00	17.64%	3,02,86,920.00

Note: Details of work completed is as per site visit dated 25.07.2024 but LIE report is prepared for quarter ending on 30th 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
Total		36.20	10.87	47.07

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



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8. Mandatory Arrangements:

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

9. Quality of Construction:

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

10. Schedule V/s. Actual Progress:

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 st to 20 th floor blockwork is completed 1 st to 17 th 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



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Activity	Date of Implementation	Date of Completion	Status
Water Proofing			
Plumbing Work			Concealed Work is completed
Tiling / Marble Flooring			1 st to 9 th floor flooring & tiling work is completed
Door Frames			1 st to 10 th floor door frame work is completed
Window Installation			1 st to 10 th 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 st to 20 th floor blockwork is completed 1 st to 14 th floor plaster work is completed
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			

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 20th floor slab work is completed, terrace slab work is in progress, 1st to 20th floor block work is completed, 1st to 18th floor plaster work is completed, 1st to 9th Floor kitchen platform, flooring, toilet tiling work is completed, 1st to 10th floor concealed plumbing & electrical work and door & window frame work is completed.

Sale Building:

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

Wing C: Till 4th 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.



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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.

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

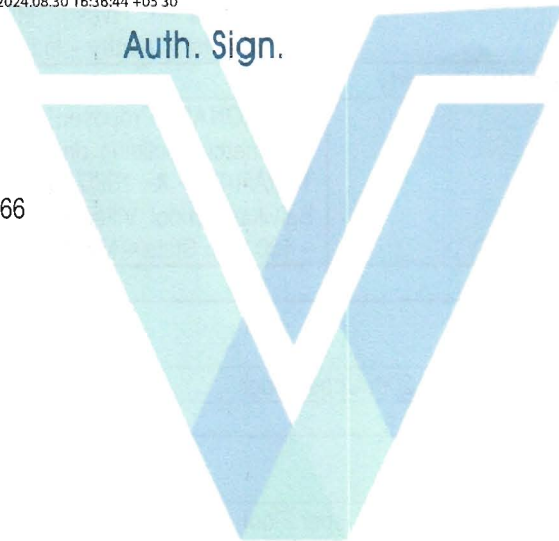
Registered Valuer

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: 2024.08.30 16:36:44 +05'30'

Auth. Sign.



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About the Project:

1. Introduction	
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 Dafia Industrial Estate, Off. New Andheri Link Road, Andheri (West), Mumbai – 400 058, State – Maharashtra, Country – India.
2. Physical Characteristics of the Property	
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	
TYPE OF THE BUILDING	
1. Rehab Building	
No. of Floors	Ground Floor + 1st to 20th Upper Floor.
Building type	Residential building
2. Sale Building (Wing A, B & C)	
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.	
PROPOSED DATE OF COMPLETION & FUTURE LIFE:	
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)	Boundaries of the Plot		
	As per Agreement	As per RERA Certificate	Actual
	North Information not available	New Shyam Nagar	Late Dattaram Govind Waykar Marg
	South Information not available	Balvikas Vidya Mandir	Bal Vikas Vidya Mandir School & Slum Area
	East Information not available	Dattaram Waikar Marg	Open Area
	West Information not available	Kokan Nagar Road	Slum Area

4. Document Details and Legal Aspects of Property:

A. Ownership Documents (**Building Permission, Commencement Certificate & Status of Plan**)

- 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.
- 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)
- Copy of Letter of Intent (LOI) No. KE/MCGM & MHADA/0001/20171117 dated 21.12.2021 issued by Slum Rehabilitation Authority (SRA).
- Copy of Intimation of Approval (IOA) Letter No. KE/MCGM & MHADA/0001/20171117/AP dated 15.03.2022 issued by Slum Rehabilitation Authority (SRA).
- 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 + 1st to 20th Upper Residential Floors
Sale Building (Wing A): Ground Floor + 1st to 12th Upper Residential Floors
Sale Building (Wing B & C): Ground Floor + 1st to 14th Upper Residential Floors
- Copy of CFO Plan No. FB/HRIR-II/84 dated 14.09.2022 issued by Municipal Corporation of Greater Mumbai, Mumbai Fire Brigade.
Approved upto:
Rehab Building: Ground Floor + 1st to 20th Upper Residential Floors
Sale Building (Wing A): Ground Floor + 1st to 20th Upper Residential Floors
Sale Building (Wing B & C): Ground Floor + 1st to 19th Upper Residential Floors
- Copy of Concession / Architect Plan drawn by M/s. Ellora Project Consultants Pvt. Ltd.
Rehab Building: Ground Floor + 1st to 20th Upper Residential Floors
Sale Building (Wing A): Ground Floor + 1st to 20th Upper Residential Floors
Sale Building (Wing B & C): Ground Floor + 1st to 19th Upper Residential Floors
- Copy of 1st 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 2nd Commencement Certificate No. KE/MCGM & MHADA/0001/20171117/AP/C dated 18.07.2023 issued by Slum Rehabilitation Authority (SRA).



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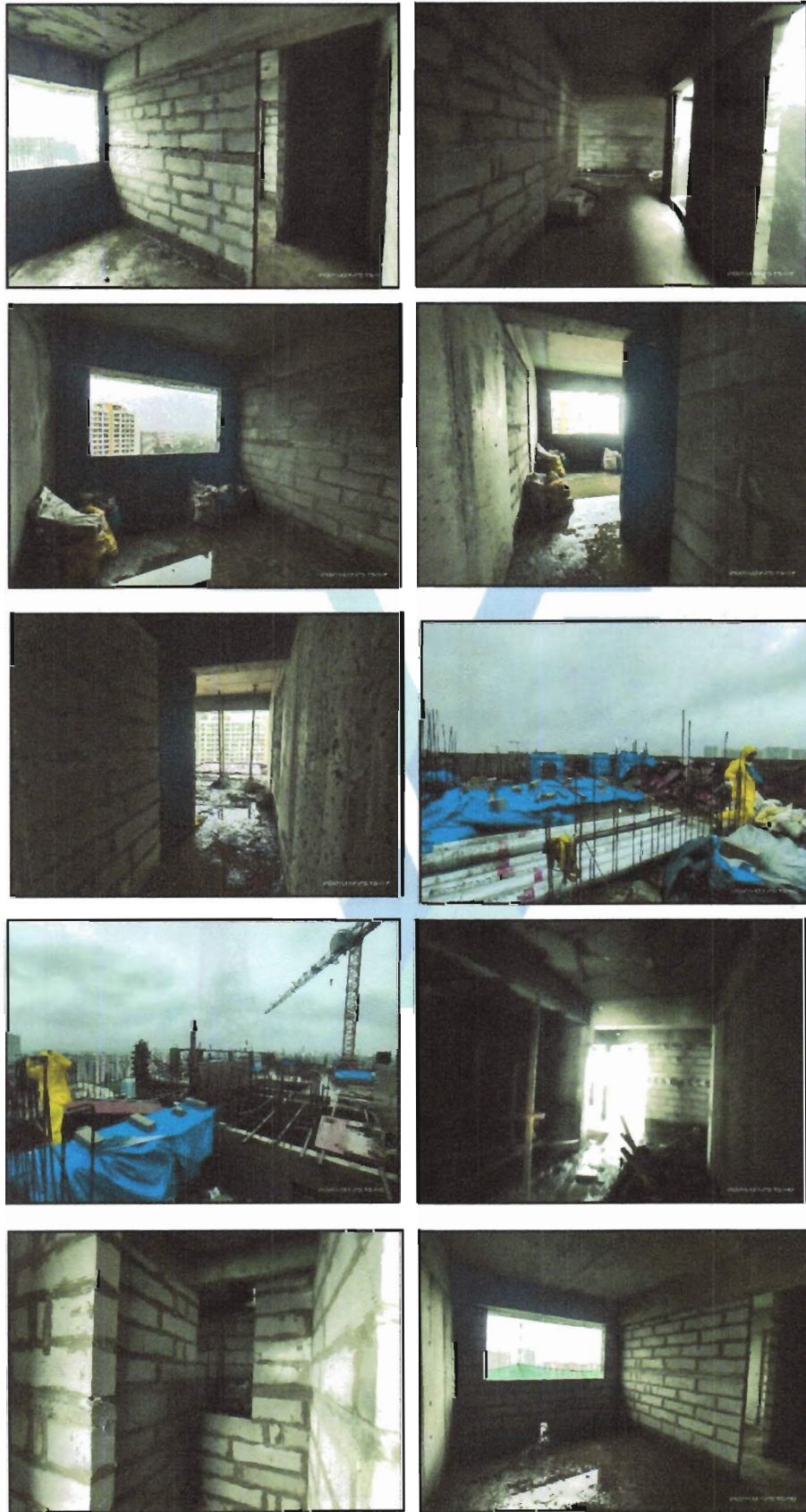
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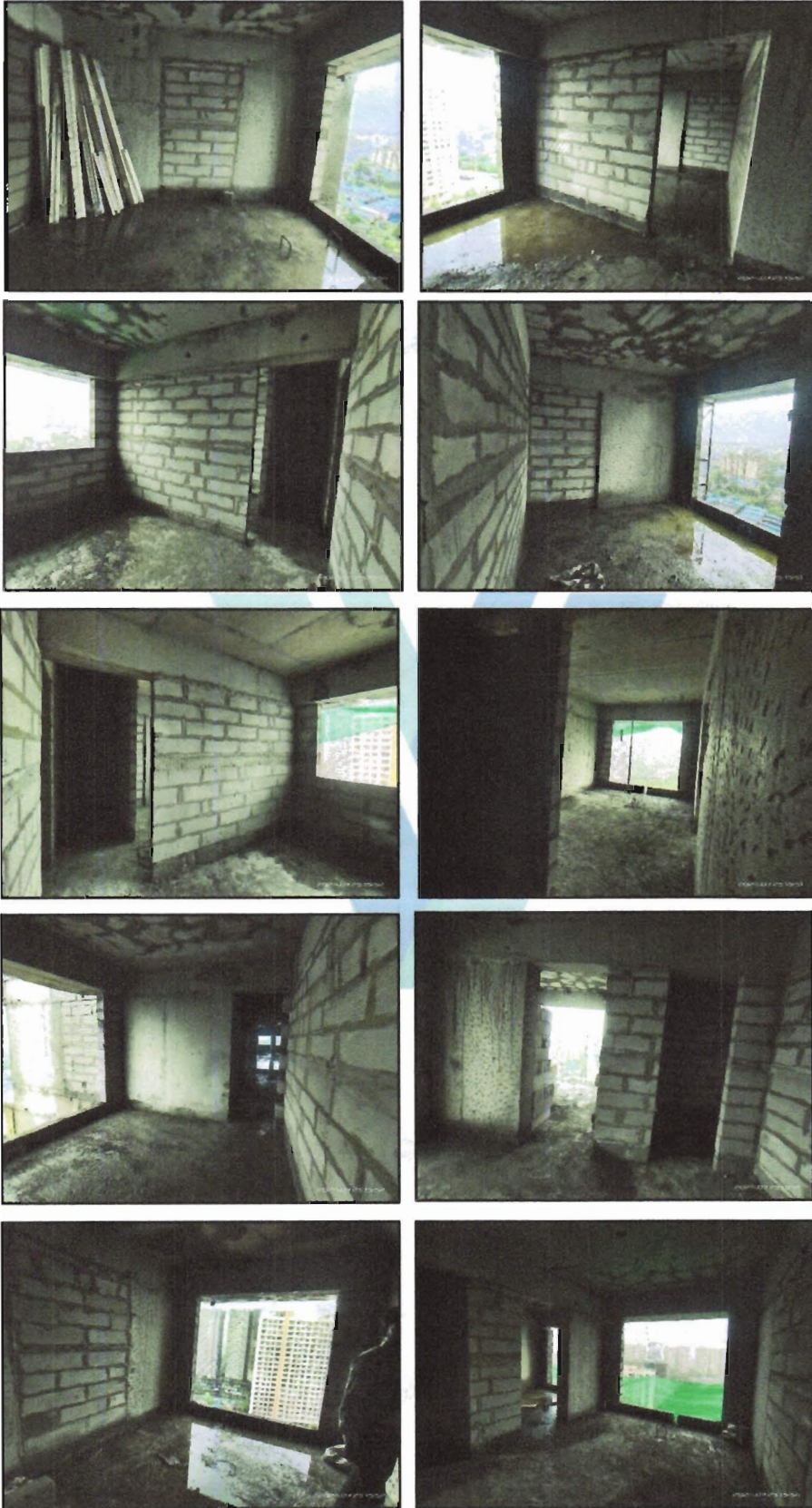


<p>(This CC is endorsed for the work for Rehab Building: Ground Floor + 1st to 19th Upper Floors + 20th (pt) Upper Floor + OHWT + LMR, Sale Building (Wing A): Ground Floor + 1st to 12th Upper Floors & Sale Building (Wing B): Ground Floor + 1st to 14th Upper Floors as per approved plan 15.03.2022)</p>
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).
<p>Approved upto: Rehab Building: Ground Floor + 1st to 20th Upper Residential Floors Sale Building (Wing A & B): Ground Floor + 1st to 20th Upper Residential Floors Sale Building (Wing C): Ground Floor + 1st to 4th Upper Residential Floors</p>
19. Copy of 3rd Commencement Certificate No. KE/MCGM & MHADA/0001/20171117/AP/C dated 06.05.2024 issued by Slum Rehabilitation Authority (SRA).
<p>(This CC is endorsed for the work for Rehab Building: Ground Floor + 1st to 19th Upper Floors + 20th (pt) Upper Floor + OHWT + LMR, Sale Building (Wing A & B): Ground Floor + 1st to 19th + 20th (Pt.) Upper Floors & Sale Building (Wing C): Ground Floor + 1st to 4th Upper Floors as per amended approved plan 14.02.2024)</p>
20. Copy of Concession / Architect Plan drawn by M/s. Ellora Project Consultants Pvt. Ltd. Rehab Building: Ground Floor + 1st to 20th Upper Residential Floors Sale Building (Wing A & B & C): Ground Floor + 1st to 20th (Pt.) Upper Residential Floors
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.

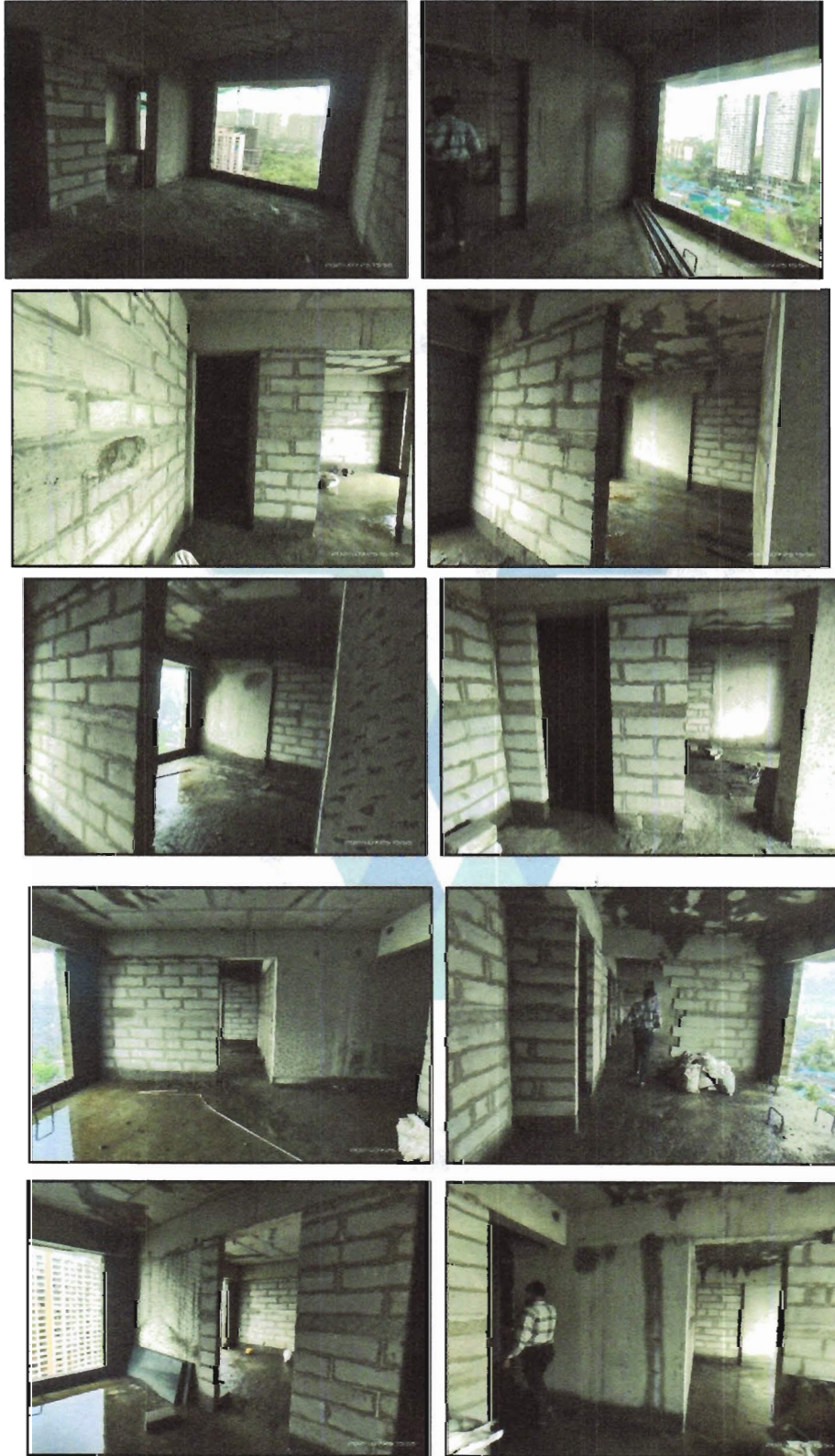
Actual Site Photographs



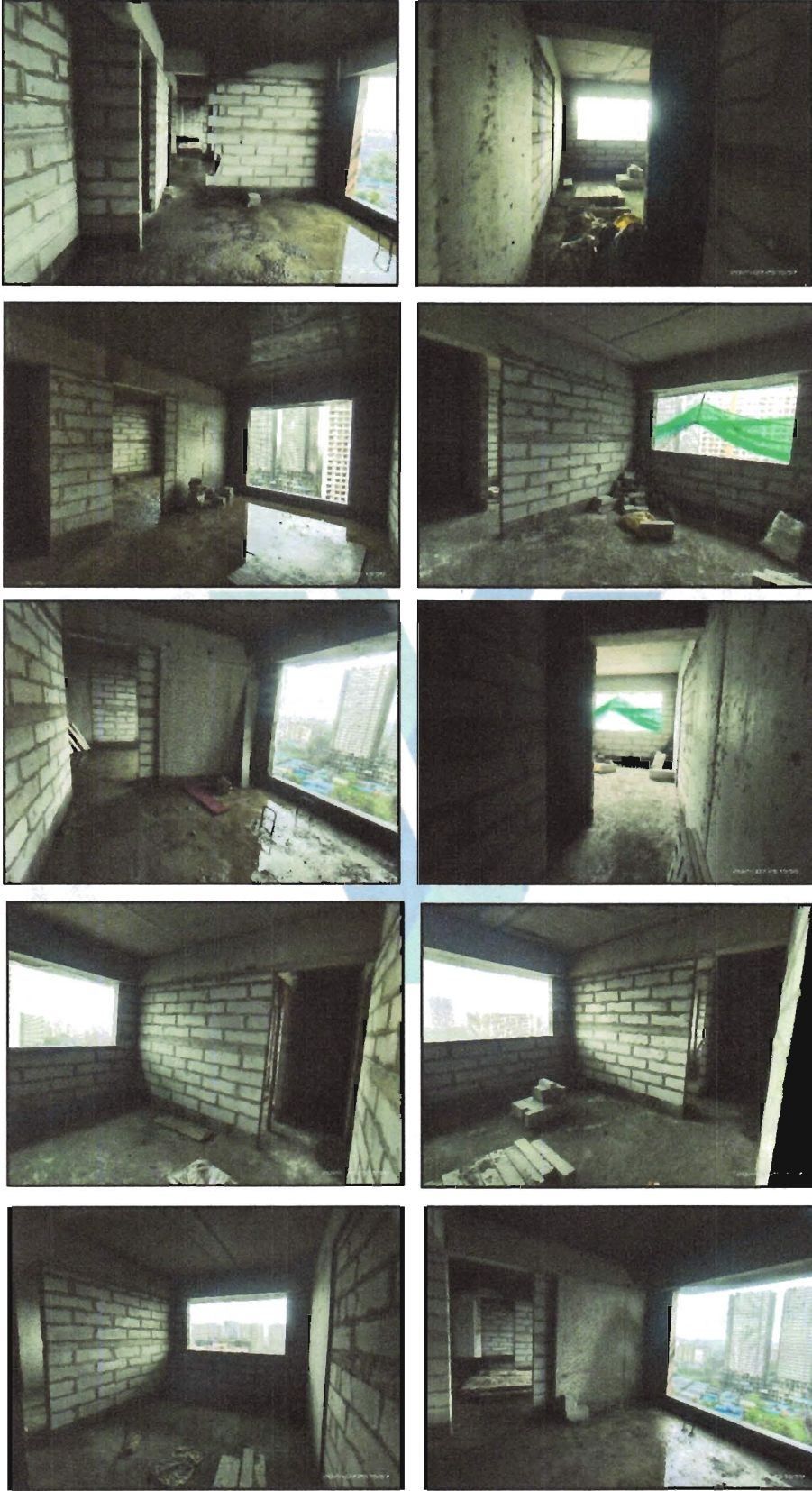
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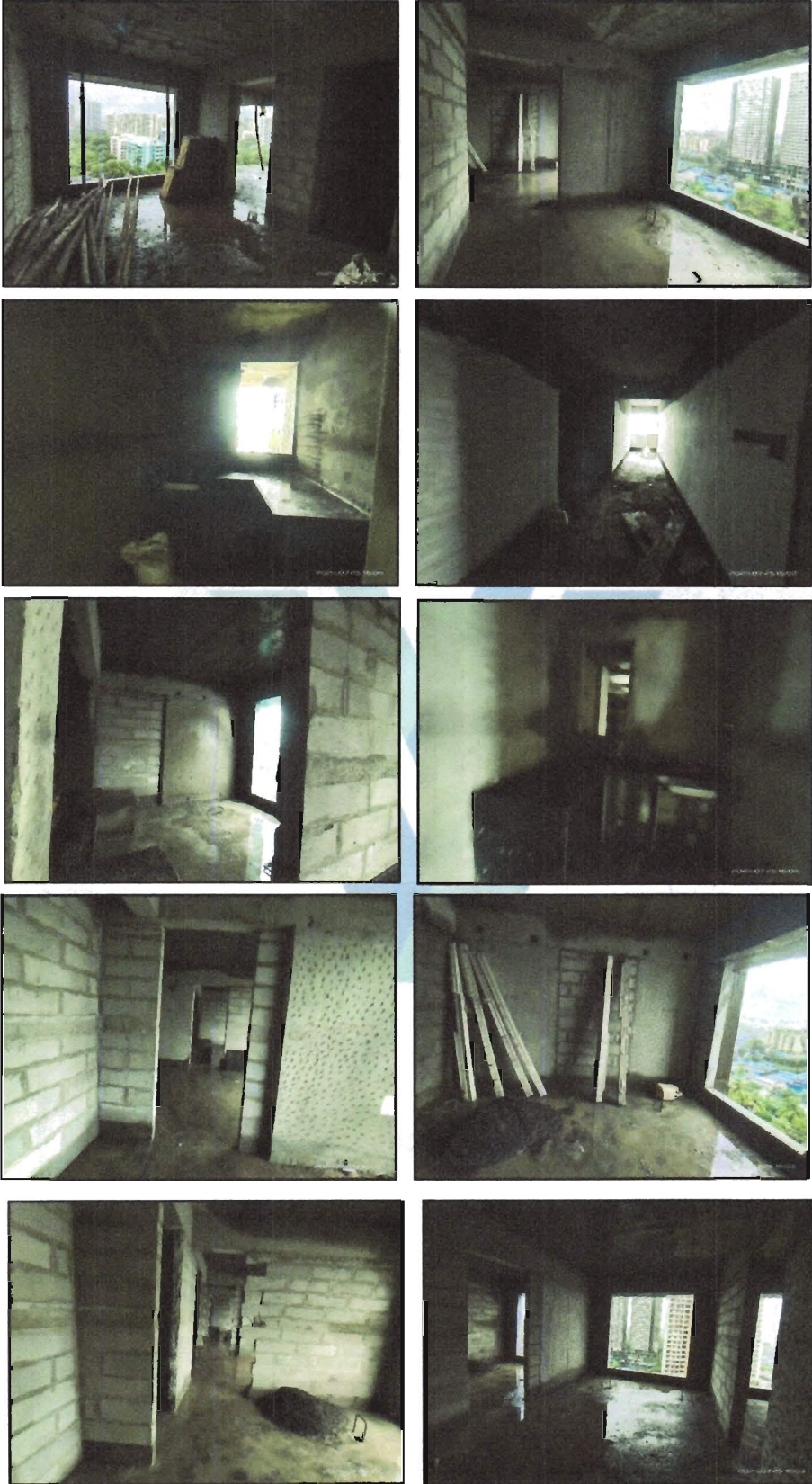
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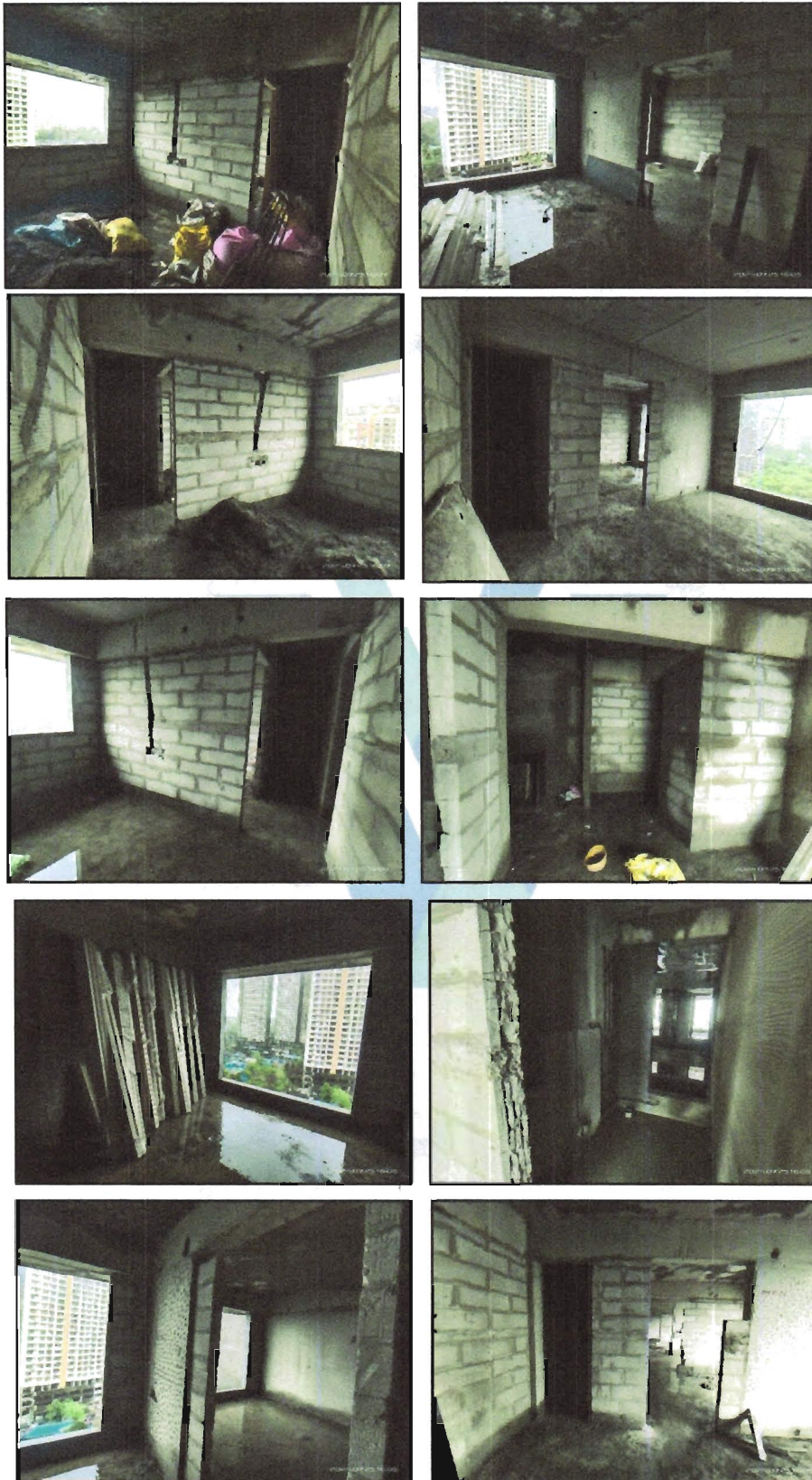
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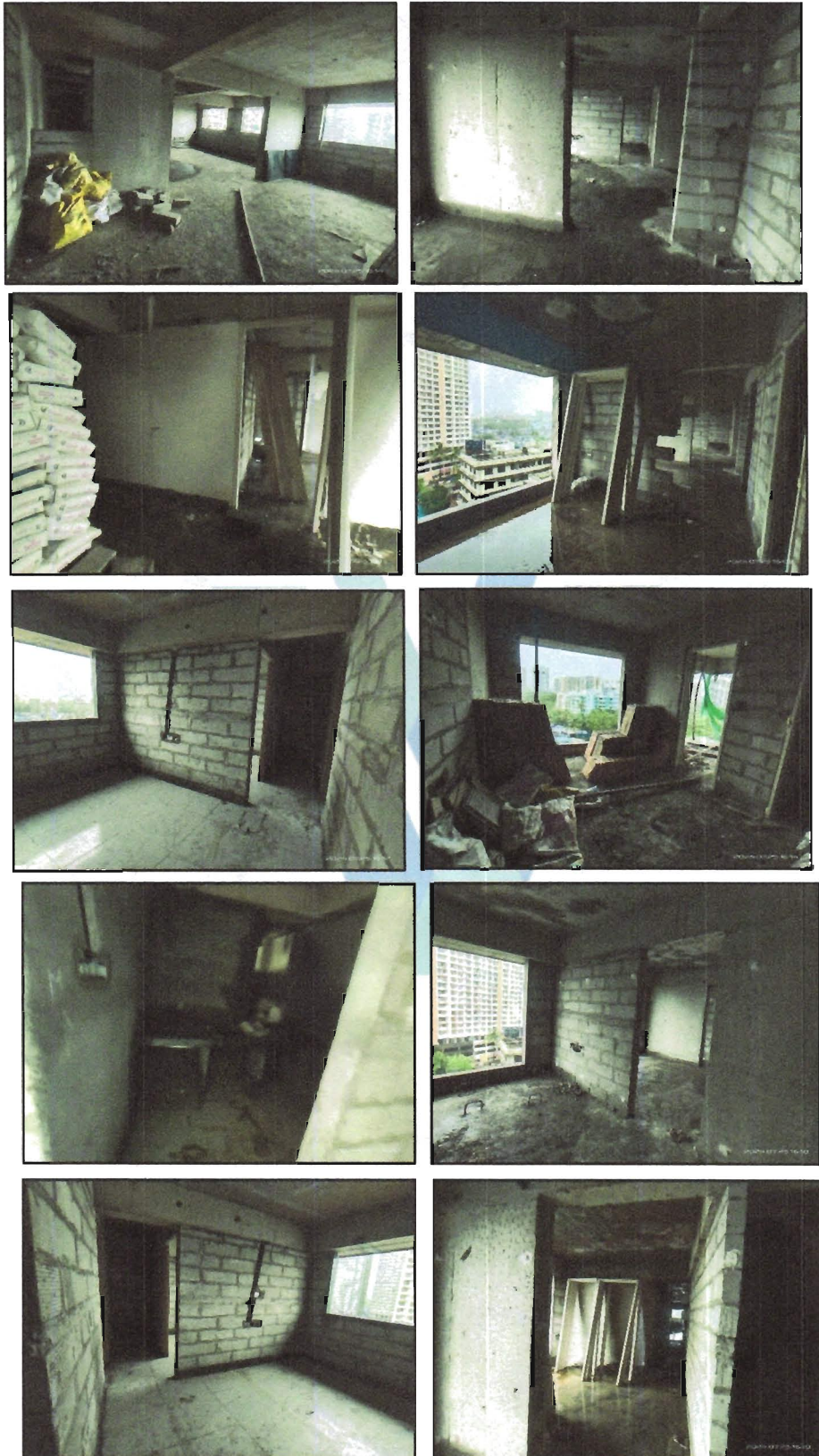
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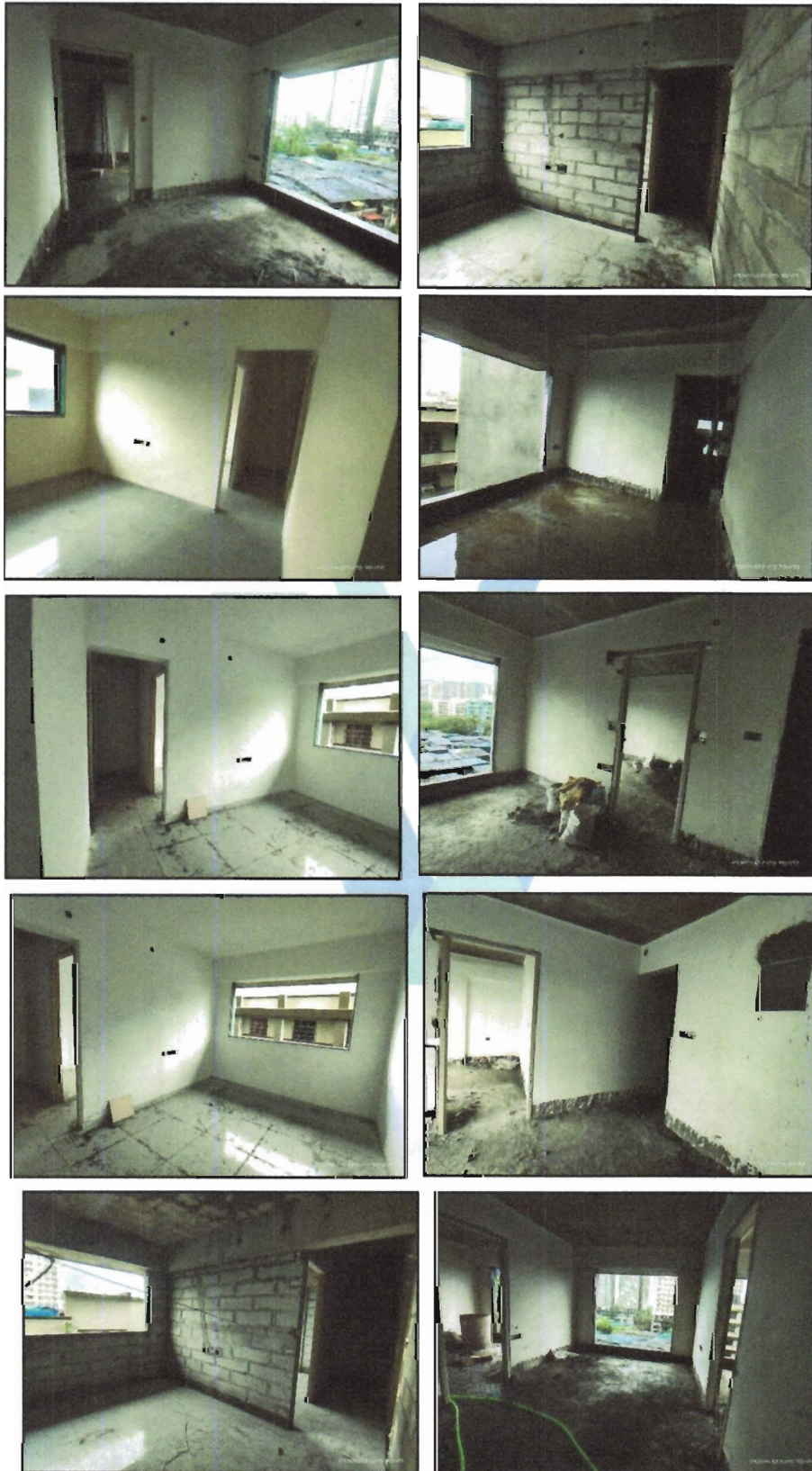
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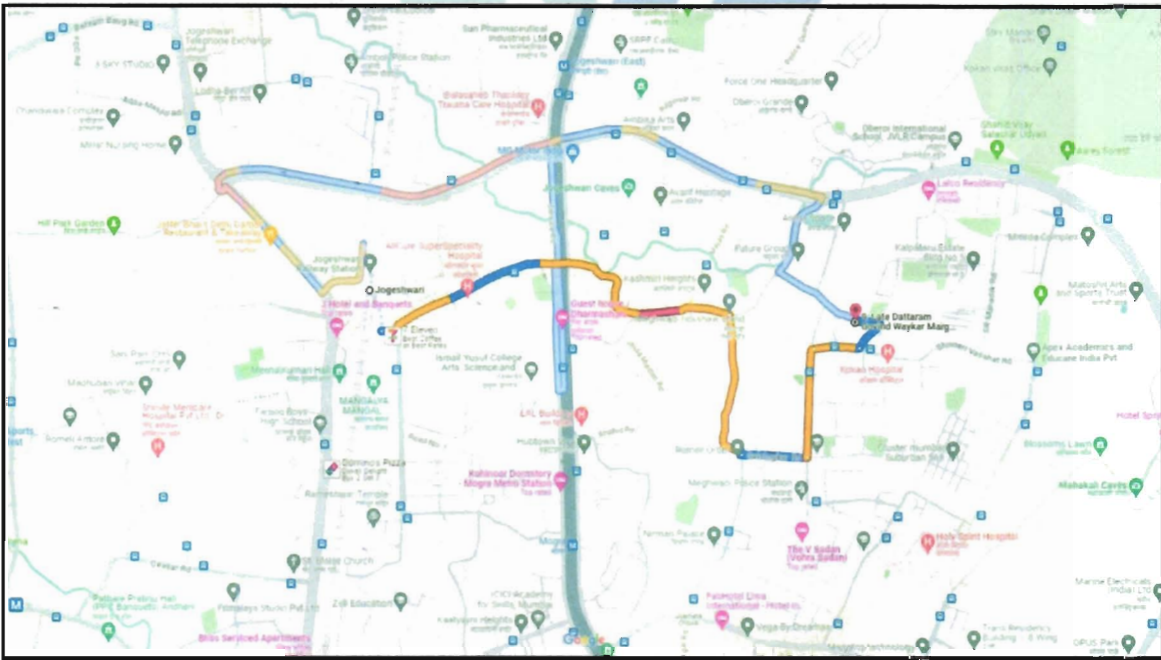


Actual Site Photographs



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.)