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

# COST VETTING REPORT



## Details of the property under consideration:

**Name of Project: "Shree"**

"Shree", Proposed Redevelopment of Kannamwar Nagar Shree CHSL on Plot Bearing Bldg. No. 96, CTS No. 356 (pt.), S. No. 113(pt.), Village – Hariyali, Vikhroli (East), Mumbai – 400 083, State – Maharashtra, Country – India

Latitude Longitude: 19°07'13.2"N 72°56'28.1"E

## Intended User:

**State Bank of India  
Wagle Ind. Est. Branch**

Regional Business Office, Region-II, Wagle Ind. Area, Plot No. B-35, 2nd Floor, Wagle Circle, Thane (West) - 400 604, 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

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## Vastukala Consultants (I) Pvt. Ltd.

Cost Vetting Report Prepared For: SBI Wagle Ind. Est. Branch Branch / Shree (10297/2308009) Page 2 of 12

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Vastu/SBI/Mumbai/09/2024/10297/2308009  
02/15-15-PY  
Date: 02.09.2024

To,  
**The Branch Manager,**  
**State Bank of India**  
**Wagle Ind. Est. Branch**  
Regional Business Office, Region-II,  
Wagle Ind. Area, Plot No. B-35, 2nd Floor,  
Wagle Circle, Thane (West) - 400 604,  
State - Maharashtra, Country - India.

**Sub:** Cost Vetting Report for "Shree", Vikhroli (East), Mumbai – 400 083.

Dear Sir,

In accordance with your letter of engagement as stated above, we enclose our Report on Cost Vetting for "Shree", Proposed Redevelopment of Kannamwar Nagar Shree CHSL on Plot Bearing Bldg. No. 96, CTS No. 356 (pt.), S. No. 113(pt.), Village – Hariyali, Vikhroli (East), Mumbai – 400 083, State – Maharashtra, Country – India

M/s. JYD Infra Pvt. Ltd. is proposing Redevelopment Project on Plot Bearing Bldg. No. 96, CTS No. 356 (pt.), S. No. 113(pt.), Village – Hariyali, Vikhroli (East), Mumbai – 400 083, State – Maharashtra, Country – India. Project is comprising Rehab cum Sale Building.

Residential of Rehab cum Sale Building is proposed of Part Basement + Ground Floor + 1<sup>st</sup> to 22<sup>nd</sup> Upper Floors with total RERA carpet area of 54,281.13 Sq. Ft. which consists 1 BHK & 2 BHK with 74 nos. of Sell flats & 32 nos. of tenant's flats providing with Fitness Centre, Society Office, & Other Amenities.

In this regard, SBI, Wagle Ind. Est. Branch, Thane (West), Regional Business Office, Region-II, Wagle Ind. Area, Plot No. B-35, 2nd Floor, Wagle Circle, Thane (West) - 400 604 has approached Vastukala Consultants (I) Pvt. Ltd. (VCIPL) to conduct a Cost Vetting of the said project.

Our analysis of the cost vetting is enclosed in this report. This Report forms an integral whole and cannot be split in parts. The outcome of the report/ study can only lead to proper conclusions if the Report as a whole is taken into account.


### Our Pan India Presence at :

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

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The information used by Vastukala Consultants (I) Pvt. Ltd. (VCIPL) in preparing this report has been obtained from a variety of sources and other relevant documents provided by the client & bank. As agreed, we have performed our cost vetting exercise with the data available related to the business, considering the market prospects and projections. Our results are dependent on documents provided by client & bank, the underlying assumptions, which has been analyzed at a broader level by VCIPL while assessing their reasonableness.

Total Project Cost for the completion of Project will be ₹ 68.43 Cr.

For VASTUKALA CONSULTANTS (I) PVT. LTD.



Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/38/IBBI/3



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**About the Project:**

Proposed Redevelopment of Kannamwar Nagar Shree CHSL on Plot Bearing Bldg. No. 96, CTS No. 356 (pt.), S. No. 113(pt.), Village – Hariyali, Vikhroli (East), Mumbai – 400 083. It is about 3.0 Km. travelling distance from Vikhroli Railway station.

**Area Statement as per Approved Plan**

| A. AREA STATEMENT                                  |  | Sq. M.   |
|--|--|----------|
| 1  | Area of Plot (As Per MHADA Demarcation)  | 818.68   |
| 2  | Deduction For  | -        |
|  | a. Road Set back area  | 23.10    |
|  | b. Proposed Road   | -        |
|  | c. Any Reservation (5% Amenity Space)  | -        |
| 3  | Balance Area of Plot ( 1-2)  | 795.58   |
| 4  | Deduction for 15% Recreational Ground  | -        |
| 5  | Net Area of Plot (3-4)   | 795.58   |
| 6  | Additions for Floor Space Index  | -        |
|  | a. 100% 2(a)   | 23.10    |
|  | b. 100% 2(a)   | -        |
| 7  | Total Area (5+6a)  | 818.68   |
| 8  | Floor Space Index Permissible  | 3.00     |
| 9  | Existing Built up Area   | 969.28   |
| 10   | Add. FSI Allotted by MHADA   | 2,655.24 |
|  | i. In Lieu of 3.00 FSI $2456.04 - 969.28 = 1486.76$  | -        |
|  | ii. In Lieu of Prorata FSI for NON CRZ $(56.53 \times 16Ts) = 888.48$ & for CRZ $(17.50 \times 16Ts) = 280.00$ | -        |
| 11   | Total Permissible built-up Area (9+10)   | 3,624.52 |
| 12   | Total Proposed Built up Area   | 3,624.52 |
| 13   | FSI consumed on Net Holding = 11/3   | 4.55     |
| <b>B. DETAILS OF FSI VAILED AS PER DCPR 31 (3)</b> |  |          |
| 1  | Non-residential Fungible Built up Area Component   |          |
|  | a. No Residential Built-up Area  |          |
|  | i. Permissible fungible Area $0.20 \times B1(a) 0.20 \times 00.00 = 00.00$                                     | -        |
|  | ii. Now claimed Fungible area  | -        |
| 2  | Residential Fungible Built up Area component   |          |
|  | a. residential Built-up Area [ 11 - B1(a)] 3624.52   |          |
|  | i. Permissible fungible Area $0.35 \times B2(a) 0.35 \times 3624.52 = 1268.58$                                 |          |
|  | ii. Now claimed Fungible area  | 1,259.80 |
| <b>C. TENEMENT STATEMENT</b>                       |  |          |
|  | i. Proposed area 11 + B2(a)ii 3624.52 + 1259.80  | 4,884.32 |
|  | ii. Less Deduction of Non-Residential Area   | -        |
|  | iii. Area Available for Tenements C(i) - C (ii)  | 4,884.32 |
|  | iv. tenements Permissible (Density of Tenements/Hectares)  | 220.00   |
|  | v. Tenements Proposed  | 58.00    |
|  | vi. Tenements Existing   | 32.00    |
|  | vii. Total Tenements on the Plot   | 90.00    |
| <b>D. PARKING STATEMENT</b>                        |  |          |
|  | i. Required Car parking by Regulation  | 36.00    |
|  | ii. Required Visitor Car Parking by Regulation   | 4.00     |
|  | iii. Total car parking Required  | 40.00    |
|  | iv. Car Parking Proposed as per Concession Approved  | -        |
|  | v. Maximum 50% Additional Parking Permissible As per Dcr 31(1) vi  |          |

| A. AREA STATEMENT |  |  | Sq. M. |
|-------------------|--|--|--------|
| vi.               | 50% Additional parking proposed as per Concession Approved |  | 18.00  |
| vii.              | Total car Parking Proposed                                 |  | 58.00  |

### ***Construction Area as per Concession Drawing Plan for Rehab cum Sale Building***

| Sr. No                          | Floors              | Built Up Area in Sq. M. | Staircase Area in Sq. M. | Other Area in Sq. M. | Refuge Area in Sq. M. | Parking Tower in Sq. M. | Total Area in Sq. M. | Total Area in Sq. Ft. |
|---------------------------------|---------------------|-------------------------|--------------------------|----------------------|-----------------------|-------------------------|----------------------|-----------------------|
| 1                               | Part Basement Floor | -                       | 64.79                    | 208.81               | -                     | 55.35                   | 328.95               | 3,540.84              |
| 2                               | Ground Floor        | 2.87                    | 64.79                    | 267.74               | -                     | 68.20                   | 403.60               | 4,344.35              |
| 3                               | 1st Floor           | 179.88                  | 64.79                    | 90.73                | -                     | 68.20                   | 403.60               | 4,344.35              |
| 4                               | 2nd Floor           | 270.61                  | 62.17                    | -                    | -                     | 68.20                   | 400.98               | 4,316.15              |
| 5                               | 3rd Floor           | 270.61                  | 62.17                    | -                    | -                     | 68.20                   | 400.98               | 4,316.15              |
| 6                               | 4th Floor           | 270.61                  | 62.17                    | -                    | -                     | 68.20                   | 400.98               | 4,316.15              |
| 7                               | 5th Floor           | 270.61                  | 62.17                    | -                    | -                     | 68.20                   | 400.98               | 4,316.15              |
| 8                               | 6th Floor           | 270.61                  | 62.17                    | -                    | -                     | 68.20                   | 400.98               | 4,316.15              |
| 9                               | 7th Floor           | 270.61                  | 62.17                    | -                    | -                     | 68.20                   | 400.98               | 4,316.15              |
| 10                              | 8th Floor           | 198.16                  | 62.17                    | -                    | 73.16                 | 68.20                   | 401.69               | 4,323.79              |
| 11                              | 9th Floor           | 270.61                  | 62.17                    | -                    | -                     | 68.20                   | 400.98               | 4,316.15              |
| 12                              | 10th Floor          | 270.61                  | 62.17                    | -                    | -                     | 68.20                   | 400.98               | 4,316.15              |
| 13                              | 11th Floor          | 270.61                  | 62.17                    | -                    | -                     | 68.20                   | 400.98               | 4,316.15              |
| 14                              | 12th Floor          | 270.61                  | 62.17                    | -                    | -                     | 68.20                   | 400.98               | 4,316.15              |
| 15                              | 13th Floor          | 270.61                  | 62.17                    | -                    | -                     | 68.20                   | 400.98               | 4,316.15              |
| 16                              | 14th Floor          | 270.61                  | 62.17                    | -                    | -                     | 68.20                   | 400.98               | 4,316.15              |
| 17                              | 15th Floor          | 218.81                  | 62.17                    | -                    | 52.51                 | 68.20                   | 401.69               | 4,323.79              |
| 18                              | 16th Floor          | 270.61                  | 62.17                    | -                    | -                     | 68.20                   | 400.98               | 4,316.15              |
| 19                              | 17th Floor          | 270.61                  | 62.17                    | -                    | -                     | 68.20                   | 400.98               | 4,316.15              |
| 20                              | 18th Floor          | 270.61                  | 62.17                    | -                    | -                     | 68.20                   | 400.98               | 4,316.15              |
| 21                              | 19th Floor          | 270.61                  | 62.17                    | -                    | -                     | 68.20                   | 400.98               | 4,316.15              |
| 22                              | 20th Floor          | 270.61                  | 62.17                    | -                    | -                     | 68.20                   | 400.98               | 4,316.15              |
| 23                              | 21st Floor          | 270.61                  | 62.17                    | -                    | -                     | 68.20                   | 400.98               | 4,316.15              |
| 24                              | 22nd Floor          | 270.61                  | 63.74                    | -                    | -                     | 68.20                   | 402.55               | 4,333.05              |
| 25                              | Terrace             | -                       | -                        | 63.74                | -                     | 68.20                   | 131.94               | 1,420.20              |
| <b>Total</b>                    |                     | <b>5,741.31</b>         | <b>1,501.51</b>          | <b>631.02</b>        | <b>125.67</b>         | <b>1,692.15</b>         | <b>9,691.66</b>      | <b>1,04,321.08</b>    |
| <b>No. of Stack Car Parking</b> |                     |                         |                          |                      |                       |                         | <b>58.00</b>         |                       |

## Project Cost

| Sr. No.   | Particulars  | Total Estimated Amount in ₹ | Total Estimated Amount in ₹ Cr. |
|-----------|--|-----------------------------|---------------------------------|
| <b>1</b>  | <b>Land Cost</b>   |                             |                                 |
| i.        | Acquisition Cost of Land or Development Rights, and Legal Cost.  | 72,40,750.00                | 0.72                            |
| ii.       | Rent to Tenants, Lease premium, Lease Rent, interest cost incurred or payable on Land Cost   | 5,69,92,000.00              | 5.70                            |
| iii.      | Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.   | 13,98,61,175.00             | 13.99                           |
| iv.       | Acquisition cost of TDR (if any)   | -                           | -                               |
| <b>2</b>  | <b>Cost of Construction</b>  |                             |                                 |
| i.        | Estimated construction cost of rehab cum sale building including site development and infrastructure for the same.   | 37,32,59,560.00             | 37.33                           |
| ii.       | On site expenditure for development of entire project excluding cost of construction as per(i) above,  |                             |                                 |
| a.        | Architect Fees & Consultant fees   | 1,86,62,978.00              | 1.87                            |
| b.        | Admin Cost includes salaries, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance cost, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered. | 2,23,95,574.00              | 2.24                            |
| c.        | Marketing Cost   | 1,46,52,861.00              | 1.47                            |
| <b>3</b>  | Interest during the Project  | 4,00,00,000.00              | 4.00                            |
| <b>4.</b> | Contingency Charges  | 1,11,97,787.00              | 1.12                            |
|           | <b>GRAND TOTAL:</b>  | <b>68,42,62,685.00</b>      | <b>68.43</b>                    |

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/38/IBBI/3



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**Comments on each element of Cost of Project: -**

**1. Land Cost:**

As per Present Ready Reckoner rate the Project Land Value is ₹ 4.69 Cr. considering Land Rate @ ₹ 58,970.00 per Sq. M. & Net Plot Area of 795.58 Sq. M.

As per document purchase cost of land & stamp duty cost is ₹ 72,40,750.00 i.e., ₹ 0.72 Cr. which is 1.06% of Total Project Cost.

| Sr. No.      | Date       | Document Name               | Description | Total Cost in ₹     | Incurred Cost in ₹  |
|--------------|------------|-----------------------------|-------------|---------------------|---------------------|
| 1            | 28.08.2023 | Developer Agreement         | Stamp Duty  | 72,05,050.00        | 72,05,050.00        |
| 2            |            |                             | Reg. Fees   | 30,000.00           | 30,000.00           |
| 3            |            |                             |             | 4,400.00            | 4,400.00            |
| 4            | 28.08.2023 | Power of Attorney Agreement | Stamp Duty  | 500.00              | 500.00              |
| 5            |            |                             | Reg. Fees   | 100.00              | 100.00              |
| 6            |            |                             |             | 700.00              | 700.00              |
| <b>Total</b> |            |                             |             | <b>72,40,750.00</b> | <b>72,40,750.00</b> |

**2. Payment Payable to Rehab Tenants (Rent Cost):**

Since it is a having some redevelopment flat from the date of shifting of 32 Tenants till handing over their respective new flats as per the Tenant Agreement. Further the rent keeps on increasing as per agreement. The existing Tenants has to be given total rental of ₹ 5,69,92,000.00 i.e., ₹ 5.70 Cr. Builder has paid ₹ 1.42 Cr. which is 8.33 % of Total Project Cost.

Existing Tenants Carpet Area & Rent per month for Flat are as follows:

| Sr.                                    | Particulars                              |                       | Unit          |
|--|--|-----------------------|---------------|
| 1                                      | No. of Tenants                           | 32.00                 | Nos.          |
| 2                                      | Rent per Month per tenant (1st Year)     | 25,000.00             | Rupees        |
| 3                                      | <b>Rent for 12 months (1st Year)</b>     | <b>96,00,000.00</b>   | <b>Rupees</b> |
| 4                                      | Rent per Month per tenant (2nd Year)     | 26,000.00             | Rupees        |
| 5                                      | <b>Rent for 12 months (2nd Year)</b>     | <b>99,84,000.00</b>   | <b>Rupees</b> |
| 6                                      | Rent per Month per tenant (3rd Year)     | 27,000.00             | Rupees        |
| 7                                      | <b>Rent for 12 months (3rd Year)</b>     | <b>1,03,68,000.00</b> | <b>Rupees</b> |
| 8                                      | Hardship Cost per tenant                 | 8,00,000.00           | Rupees        |
| 9                                      | <b>Total Hardship Cost</b>               | <b>2,56,00,000.00</b> | <b>Rupees</b> |
| 10                                     | Shifting Charges per Tenant              | 20,000.00             | Rupees        |
| 11                                     | <b>Total Shifting Charges per Tenant</b> | <b>6,40,000.00</b>    | <b>Rupees</b> |
| 12                                     | Brokerage Cost per tenant                | 25,000.00             | Rupees        |
| 13                                     | <b>Total Brokerage Cost</b>              | <b>8,00,000.00</b>    | <b>Rupees</b> |
| <b>Total Rent Cost (3 + 5 + 7 + 9)</b> |  | <b>5,69,92,000.00</b> | <b>Rupees</b> |

**3. Building Cost of Construction for Rehab cum Sale Building:**

Total Construction Area of Sale Building = 9,691.66 Sq. M. i.e., 1,04,321.08 Sq. Ft.

Total estimated cost for construction of Building (includes cost of RCC work, manpower, lift, material, painting, finishing work, site development, etc.) is ₹ 31,29,63,236.00 i.e., ₹ 31.30 Cr. which comes ₹ 3,000.00 per Sq. Ft. on construction area for building, deep excavation & piling cost is ₹ 3,12,96,324.00 i.e., ₹ 3.13 Cr. which comes 10% of cost of construction and stack parking cost is ₹ 2,90,00,000.00 i.e., ₹ 2.90 Cr. which comes ₹ 5,00,000 per stack parking.

Hence, total construction cost (Cost of construction of building + Cost of Deep Excavation Cost + Cost of Stack Parking) (₹ 31,29,63,236.00 + ₹ 3,12,96,324.00 + ₹ 2,90,00,000.00) = ₹ 37,32,59,560.00 i.e., ₹ 37.33 Cr.

The total construction area is 9,691.66 Sq. M. i.e., 1,04,321.08 Sq. Ft., projected cost of ₹ 37.33 Cr is 54.55% of total project cost

| Particulars                   | Rate per Sq. Ft             |
|-------------------------------|-----------------------------|
| Excavation Work               | 200.00                      |
| Total RCC Work                | 1,500.00                    |
| Final Finishing Work          | 700.00                      |
| Other Work                    | 600.00                      |
| Cost of Construction          | 3,000.00                    |
| Deep Excavation & Piling Cost | 10% of Cost of Construction |
| Stack Parking Cost            | 5,00,000.00 per parking     |

#### 4. Approval Charges:

The Total Approval Cost (Fungible Cost & Development Cess Premium Cost) as per architect letter will be ₹ 13,98,61,175.00 i.e., ₹ 13.99 Cr. which is 21.28% of Total Project Cost.

As per developer information.

| Sr. No.      | Particulars                               | Estimated Cost in ₹    |
|--------------|---|------------------------|
| 1            | Scrutiny Fees                             | 12,100.00              |
| 2            | BMC                                       | 47,200.00              |
| 3            | BMC Regal Apartment                       | 1,14,841.00            |
| 4            | BMC for Sewerage                          | 96,314.00              |
| 5            | Duty of DOC Voluntarily Tax               | 72,05,050.00           |
| 6            | NOC Proposed Fees                         | 5,530.00               |
| 7            | BMC Building Permission Cell              | 4,96,48,416.00         |
| 8            | Labour Charge                             | 1,58,00,860.00         |
| 9            | Assistant Accounts Officer / Mumbai Board | 6,59,28,994.00         |
| 10           | Fire Service Fees                         | 1,27,400.00            |
| 11           | Fire NOC                                  | 8,74,470.00            |
| <b>Total</b> |   | <b>13,98,61,175.00</b> |

#### 5. Architect Cost, RCC & Other Professional Charges:

The total Architect charges of ₹ 1,86,62,978.00 i.e., ₹ 1.87 Cr. is 5.0% of total construction cost building & it is line up with Market trend.

The professional charge consists of Architect & Legal which in market is in the range of 2% - 5% of Total Construction cost of the project.

#### 6. Administrative Expenses:

Salaries, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance cost, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered is estimated 6% of total construction cost Building which comes to ₹ 2,23,95,574.00 i.e., ₹ 2.24Cr.

The admin charges which in market is in the range of 4% - 6% of Total Construction cost of the project.

#### 7. Marketing Expenses:

Marketing costs directly incurred to complete the construction of the entire phase of the project registered is estimated at 2% of total Sale income from the project which comes to ₹ 1,46,52,861.00 i.e., ₹ 1.47 Cr.

The marketing charge consists of brokerage & commission which in market is in the range of 1% - 3% of Total Sale income of the property.

#### 8. Interest Costs:

The Interest cost for the term loan is ₹ 4,00,00,000.00 i.e., ₹ 4.00 Cr., which is 5.85% of total project cost.

As per information provided by the client.



### **9. Contingency Costs:**

The contingency charges estimated at 3% of total cost of construction which comes to ₹ 1,11,97,787.00 i.e., ₹ 1.12 Cr.

### **Observation and Construction: -**

**Total estimated cost of project i.e., ₹ 68,42,62,685.00 (Rupees Sixty – Eight Crore Fortyn – Two Lakh Sixty – Two Thousand Six Hundred Eighty – Five Only) i.e., ₹ 68.43 Cr. is fair & reasonable.**

The project cost is including land premium payable to concern authorities, Rent Cost, TDR Cost, Fungible FSI Premium, Cost of Construction of Sale Building, professional charges on site expenses including admin & marketing expenses, premiums / charges to be paid to competent authority and Bank interest, etc. we have not independently verified interest cost hence not consider in cost vetting.

As per present sanctioned building plan, permissible built-up area on the said plot is 4,884.32 Sq. M. The rehab cum sale building is presently approved for Part Basement + Ground Floor + 1<sup>st</sup> to 19<sup>th</sup> (Part) Upper Floors only.

Estimated cost of entire project of 22<sup>nd</sup> upper floors are considered.

Total estimated cost of construction of Sales building is ₹ 31,29,63,236.00 i.e., ₹ 31.30 Cr. which comes ₹ 3,000.00 per Sq. Ft. on construction area for building, deep excavation & piling cost is ₹ 3,12,96,324.00 i.e., ₹ 3.13 Cr. which comes 10% of cost of construction and stack parking cost is ₹ 2,90,00,000.00 i.e., ₹ 2.90 Cr. which comes ₹ 5,00,000 per stack parking. Hence, total construction cost (Cost of construction of building + Cost of Deep Excavation Cost + Cost of Stack Parking) (₹ 31,29,63,236.00 + ₹ 3,12,96,324.00 + ₹ 2,90,00,000.00) = ₹ 37,32,59,560.00 i.e., ₹ 37.33 Cr., which is fair & reasonable considering the present status of project, type & quality of construction & specification of the building materials to be used, height of the structure, amenities to be provided in proposed building.

### **Assumptions & Remarks-**

- The adequacy of Engineering / Structural design is beyond the scope of our assignment.
- Estimated project completion date is 31/12/2028. The cost is certified based on the assumptions that the project will be completed within time frame. Few assumptions are made regarding inflation & cost rise etc. during construction period.

**Photo copy of following document is provided to us & this report should be read along with it:**

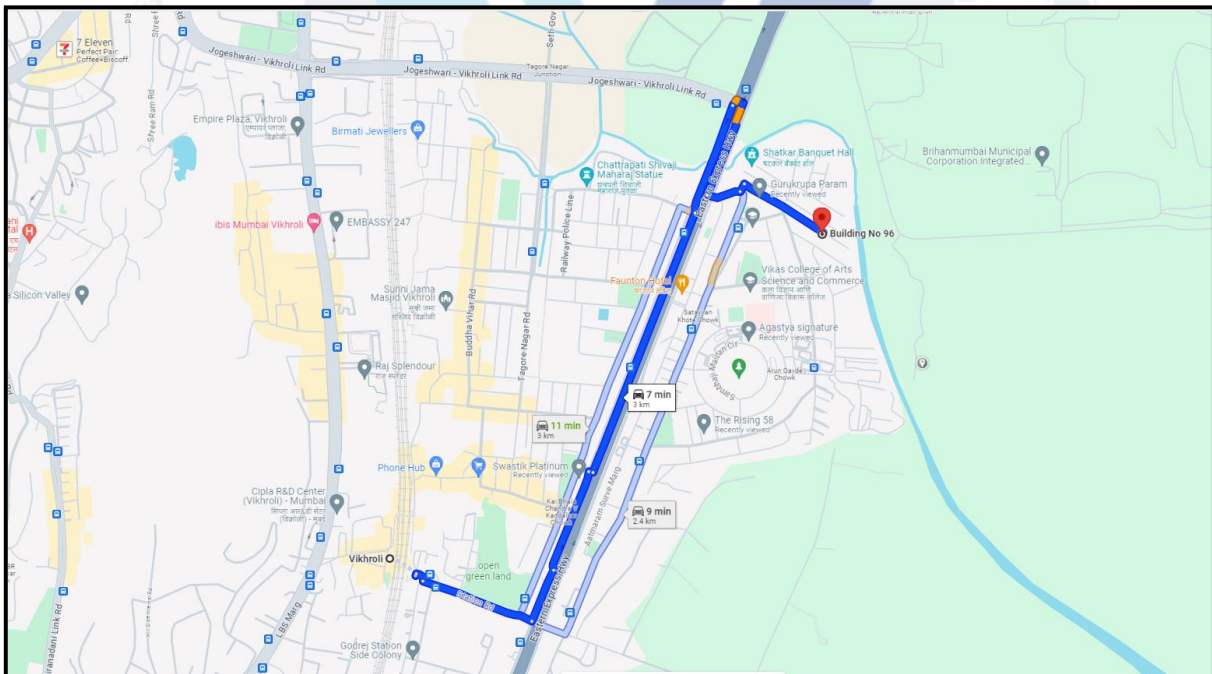
|   |
|---|
| ✓ Copy of Developer Agreement dated 28.08.2023 between Kannamwar Nagar Shree Co-operative Housing Society Limited (Society) and M/s. JYD Infra Pvt. Ltd. (Developer) through registered agreement Doc. No. KRL-3/17179/2023 dated 28.08.2023.   |
| ✓ Copy of Power of Attorney through registered agreement Doc. No. KRL-3/17184/2023 dated 28.08.2023.  |
| ✓ Copy of Sale Deed dated 30.09.2022 between Maharashtra Housing and Area Development Authority (MHADA) (The Authority) and Kannamwar Nagar Shree Co-operative Housing Society Limited (Society) through registered agreement Doc. No. KRL-3/17572/2022 dated 06.10.2022.   |
| ✓ Copy of Lease Deed dated 30.09.2022 between Maharashtra Housing and Area Development Authority (MHADA) (The Authority) and Kannamwar Nagar Shree Co-operative Housing Society Limited (Society) through registered agreement Doc. No. KRL-3/17571/2022 dated 06.10.2022.  |
| ✓ Copy of Intimation of Approval (IOA) Letter No. MH/EE/BP Cell/GM/MHADA-9/1545/2024 dated 05.04.2024 issued by Maharashtra Housing and Area Development Authority (MHADA).   |
| ✓ Copy of Approved Plan Building No. MHADA-9/1545/2024 dated 05.04.2024 issued by Maharashtra Housing and Area Development Authority (MHADA).<br><b>Approved upto: Part Basement + Ground Floor + 1<sup>st</sup> to 19<sup>th</sup> (Part) Residential Upper Floors</b>   |
| ✓ Copy of Architect Drawing Plan drawn by M/s. Space Moulders<br><b>Approved upto: Part Basement + Ground Floor + 1<sup>st</sup> to 22<sup>nd</sup> Residential Upper Floors</b>  |
| ✓ Copy of Commencement Certificate No. MH/EE/(BP)/GM/MHADA-9/1545/2024/CC/1/New dated 16.05.2024 valid upto 15.05.2025 issued by Maharashtra Housing and Area Development Authority (MHADA).<br><b>This C. C. issued upto Stilt level as per approved plan u/no. MH/EE/(BP)/GM/MHADA-09/1545/2024 dated 05.04.2024.</b> |
| ✓ Copy of No Objection Certificate for Height Clearance Certificate NOC ID No. SNCR/WEST/B/120123/7842343 dated 11.01.2024 valid upto 10.01.2032 issued Airports Authority of India.  |
| ✓ Copy of CA Certificate Dated 24.05.2024 issued by M/s. Nakrani & Co.  |
| ✓ Copy of CA (Form 3) Certificate dated 21.05.2024 issued by M/s. N D Chheda & Associates.  |
| ✓ Copy of RERA Certificate RERA No. P51800076595 dated 18.06.2024 issued by Maharashtra Real Estate Regulatory Authority (MAHRERA).   |
| ✓ Copy of Engineer's Certificate dated 14.05.2024 issued by M/s. V. J. Joshi & Associates.  |
| ✓ Copy of Architect (Form 1) Certificate dated 26.04.2024 issued by M/s. Space Moulders.  |

## Actual Site Photographs



# Route Map of the property

Site u/r



**Latitude Longitude: 19°07'13.2"N 72°56'28.1"E**

**Note: The Blue line shows the route to site from nearest railway station (Vikhroli – 3.0 Km.)**