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Vastukala Consultants (I) Pvt. Ltd.

1st LENDERS INDEPENDENT ENGINEER REPORT



Details of the property under consideration:

Name of Project: Blossom Bldg. 6 Wing C & D

"Blossom Bldg. 6 Wing C & D", Proposed Residential Building on Plot bearing Survey No. 121, Hissa No. 5 & 6 (A & B), Survey No. 125, Hissa No. 4 (4A, 4B, 4C) & 7 (7A, 7B), Suyog Nagar, Village – Diwanman, Vasai (West), Taluka – Vasai, District – Palghar, Pin Code – 401 202, State – Maharashtra, Country – India

Latitude Longitude: 19°22'29.3"N 72°48'58.2"E

Intended User:

State Bank of India

Bassein Taluka Industrial Estate Branch

Gavrai Pada, Vasai (East), Taluka – Vasai, District – Palghar,
Pin Code – 401 201, State - Maharashtra, Country – India

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Regd. Office

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

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LIE Report Prepared for: SBI / Bassein Taluka Ind. Estate Branch / Blossom Bldg. 6 Wing C & D (12394/2309055) Page 2 of 44

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Vastu/SBI/Mumbai/11/2024/12394/2309055

15/01-140-PY

Date: - 15.11.2024

FIRST LENDERS INDEPENDENT ENGINEER REPORT

To,

State Bank of India

Bassein Taluka Industrial Estate Branch

Gavrai Pada, Vasai (East),
Taluka – Vasai, District – Palghar,
Pin Code – 401 201,
State - Maharashtra, Country – India.

Subject: Construction of Proposed Redevelopment of existing building known as Ram Niwas, Nath Niwas, & Gool Sorab on Plot bearing CTS. No. 802, 803 & 804, Khetwadi 7th Lane, Girgaon Division, Girgaon, Mumbai – 400 004, State – Maharashtra, Country – India

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

Dear Ma'am,

- i. As per your instruction, we have inspected the under-construction Sale Building project situated on plot bearing Survey No. 121, Hissa No. 5 & 6 (A & B), Survey No. 125, Hissa No. 4 (4A, 4B, 4C) & 7 (7A, 7B), Suyog Nagar, Village – Diwanman, Vasai (West), Taluka – Vasai, District – Palghar, Pin Code – 401 202, State – Maharashtra, Country – India which is being developed by M/s. Ananda Developers in order to give the physical progress at site and to certify cost incurred towards project as on 31/08/2024.
- ii. **The Construction work as per approved plan was in progress during the site visit on 08th August 2024.**
- iii. **Status of work:**
 - a. **For Sale Building (Wing C):** Till 3rd Floor Slab work is completed.
Sale building (Wing C) work is delay by 5 months.
 - b. **For Sale Building (Wing D):** Till 13th Floor Slab work, 1st & 8th floor block work, 1st to 4th floor 40% plaster work is completed, 14th floor shuttering work is in progress & 9th floor block work is in progress.
Sale building (Wing D) work is delay by 1 month.
- iv. As per cost incurred certificate issued by CA Certificate actual total expenditure occurred as on 31/08/2024 is ₹ 35.68 Cr. for Sale Building (Wing C & D) & overall financial progress is 32.88% estimated cost of project.
- v. As per bills actual total expenditure occurred as on 31/08/2024 is ₹ 35.82 Cr. for Residential of Sale Building (Wing C & D) & overall financial progress is 33.01% estimated cost of project.

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- vi. Overall Physical progress of the sale building (Wing C) construction as on 08/08/2024 is 23.82% as per physical site inspection.
- vii. Overall Physical progress of the sale building (Wing D) construction as on 08/08/2024 is 51.12% as per physical site inspection.
- viii. Overall Physical progress of the sale building (Wing C & D) construction as on 08/08/2024 is 31.46% as per physical site inspection.

DECLARATION

- a. The information furnished in the report is based on our 1st site visit Dated 08/08/2024 & Document Provided by Client.
- b. Vastukala Project Report of the project dated 26/02/2023.
- c. Vastukala Cost Vetting Report of the project dated 26/02/2023.
- 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
Encl.: LIE report

Auth. Sign.

1. Purpose & Methodology

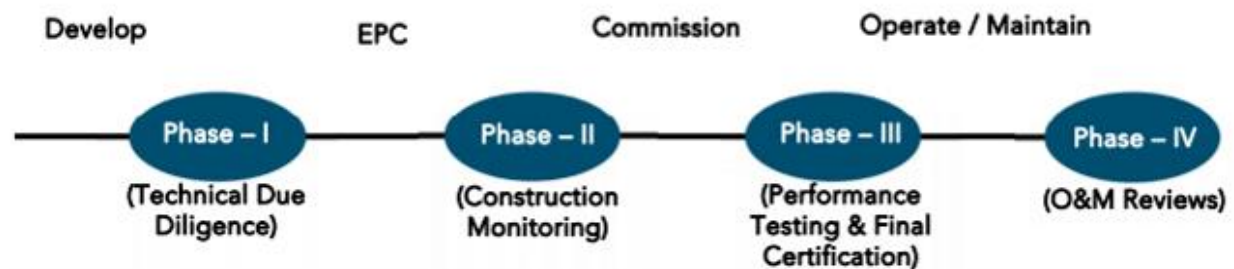
- State Bank of India Banks and financial institutions require monitoring & an independent review of the progress of the sanctioned projects

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



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LIE Report Prepared for: SBI / Bassein Taluka Ind. Estate Branch / Blossom Bldg. 6 Wing C & D (12394/2309055) Page 5 of 44

**FIRST LENDERS INDEPENDENT ENGINEER REPORT
OF**

"BLOSSOM BLDG. 6 WING C & D"

"Blossom Bldg. 6 Wing C & D", Proposed Residential Building on Plot bearing Survey No. 121, Hissa No. 5 & 6 (A & B), Survey No. 125, Hissa No. 4 (4A, 4B, 4C) & 7 (7A, 7B), Suyog Nagar, Village – Diwanman, Vasai (West), Taluka – Vasai, District – Palghar, Pin Code – 401 202, State – Maharashtra, Country – India

Latitude Longitude: 19°22'29.3"N 72°48'58.2"E

NAME OF DEVELOPER: M/s. Ananda Developers

Pursuant to instructions from State of India, Bassein Taluka Industrial Estate Branch, Vasai we have duly visited, inspected, surveyed & assessed the above said property on **08th August 2024** to determine the fair & reasonable market value of the said property/project as on Quarter ending **31st August 2024** for LIE purpose.

1. Location Details:

Proposed Residential Building on Plot bearing Survey No. 121, Hissa No. 5 & 6 (A & B), Survey No. 125, Hissa No. 4 (4A, 4B, 4C) & 7 (7A, 7B), Suyog Nagar, Village – Diwanman, Vasai (West), Taluka – Vasai, District – Palghar, Pin Code – 401 202, State – Maharashtra, Country – India. It is about 5.10 Km. travelling distance from Vasai Road Railway station. Surface transport to the property is by buses, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The area is higher middle class & developed.

2. Developer Details:

Name of builder	M/s. Ananda Developers
Project Rera Registration Number	P99000055687
Registered office address	G/101, 1 st Floor, Iris Wing G, Chulna Bhabola Road, Vasai (West), Taluka – Vasai, District – Palghar, Pin Code – 401 202, State - Maharashtra, Country – India
Contact details	Contact Person: Mr. Puneet Ajmera (Director) Mobile No. 9822507507

E – mail ID and website

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Blossom Building 6 Wing A & B
On or towards South	Road
On or towards East	Open Plot
On or towards West	Jhaveri Complex



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2. Introduction

As per Information on site M/s. Ananda Developers has acquired land by Development Agreement dated 05.01.2024 registered vide No. Vasai-1/95/2024 dated 05.01.2024 admeasuring area **1,671.159 Sq. M.** bearing **Survey No. 121, Hissa No. 5 & 6 (A & B), Survey No. 125, Hissa No. 4 (4A, 4B, 4C) & 7 (7A, 7B).**

For the Proposed Development Residential Building.

3. Area Statement:

3.1. Land:

Date	Particular	Area in Sq. M.
05.01.2024	Survey No. 121, Hissa No. 5 & 6 (A & B), Survey No. 125, Hissa No. 4 (4A, 4B, 4C) & 7 (7A, 7B)	1,671.159
TOTAL		1,671.159

1. Copy of Development Agreement dated 05.01.2024 between M/s. Ajmera Developers (The Owner) and M/s. Ananda Developers (The Developer) through Registered Agreement Doc. No. Vasai-1/95/2024 dated 05.01.2024.
2. Copy of Irrevocable General Power of Attorney dated 05.01.2024, M/s. Ajmera Developers (The Owner) and M/s. Ananda Developers (The Developer) through registered agreement Doc. No. Vasai-1/96/2024 dated 05.01.2024

4. List of Approvals:

1. Copy of Approved Plan (Wing C) No. VVCMC/TP/AMEND/VP/0104/635/2022-23 dated 31.03.2023 issued by Vasai Virar City Municipal Corporation (VVCMC).
Approved upto: Basement + Stilt Floor + 1st & 2nd (Part Podium Floor & Part Residential Floor) + 3rd to 16th Upper Floors
2. Copy of Approved Plan (Wing D) No. VVCMC/TP/CC/VP/0104/506/2021-22 dated 04.01.2022 issued by Vasai Virar City Municipal Corporation (VVCMC).
Approved Upto: Basement + Stilt Floor + 1st & 2nd (Part Podium Floor & Part Residential Floor) + 3rd to 16th Upper Floors
3. Copy of Commencement Certificate No. VCMC/TP/RDP/VP-0104/635/2022-23 dated 31.03.2023 issued by Vasai Virar City Municipal Corporation (VVCMC).
Approved Upto: (Wing C & D): Basement + Stilt floor + 1st & 2nd (Part Podium Floor & Part Residential Floor) + 3rd to 16th Upper Floors

5. LEVEL OF COMPLETION:**5.1. Podium Joing Area of Sales Building (Wing C & D)**

Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Work Completion as on 08.08.2024
1	Podium Joining Area	2,592.34	-	Work not yet started
Total		2,592.34	-	

5.2. Sales Building (Wing C)

Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Work Completion as on 08.08.2024
1	Excavation & Shore Piling			Work is Completed
2	Basement	517.23	517.23	Slab Work is completed
3	Ground Floor	854.00	854.00	Slab Work is completed
4	1st Floor & (Pt. Podium)	891.54	891.54	Slab Work is completed
5	2nd Floor & (Pt. Podium)	451.43	451.43	Slab Work is completed
6	3rd Floor	469.98	469.98	Slab Work is completed
7	4th Floor	492.75		Shuttering work is in progress
8	5th Floor	469.98		
9	6th Floor	492.75		
10	7th Floor	469.98		
11	8th Floor	492.75		
12	9th Floor	469.98		
13	10th Floor	492.75		
14	11th Floor	469.98		
15	12th Floor	492.75		
16	13th Floor	469.98		
17	14th Floor	492.75		
18	15th Floor	469.98		
19	16th Floor	492.75		
20	Terrace Floor	84.30		
Total		9,537.60	3,184.18	

5.3. Sales Building (Wing D)

Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Work Completion as on 08.08.2024
1	Excavation & Shore Piling			Work is Completed
2	Basement	673.35	673.35	Slab Work is completed
3	Ground Floor	750.25	750.25	Slab Work is completed
4	1st Floor & (Pt. Podium)	745.76	745.76	Slab Work & Block work & 40 % plaster work is completed
5	2nd Floor & (Pt. Podium)	321.45	321.45	Slab Work & Block work & 40 % plaster work is completed
6	3rd Floor	342.14	342.14	Slab Work & Block work & 40 % plaster work is completed
7	4th Floor	360.23	360.23	Slab Work & Block work & 40 % plaster work is completed
8	5th Floor	342.14	342.14	Slab Work & Block work is completed
9	6th Floor	360.23	360.23	Slab Work & Block work is completed
10	7th Floor	342.14	342.14	Slab Work & Block work is completed
11	8th Floor	360.23	360.23	Slab Work & Block work is completed
12	9th Floor	342.14	342.14	Slab Work is completed
13	10th Floor	360.23	360.23	Slab Work is completed
14	11th Floor	342.14	342.14	Slab Work is completed
15	12th Floor	360.23	360.23	Slab Work is completed
16	13th Floor	342.14	342.14	Slab Work is completed
17	14th Floor	360.23		Shuttering work is in progress
18	15th Floor	342.14		
19	16th Floor	360.23		
20	Terrace Floor	67.69		
Total		9,537.60	6,344.78	

6. Details of the Project as Financed By SBI:

6.1. Estimated Project Cost: (As per Cost Vetting Report)

Particulars	Estimated Cost (in Cr.)
Land & Stamp Cost	23.30
Construction Cost of Sale Building	63.92
Approval Cost	0.75
Professional Cost	0.64
Administrative Cost	3.20
Marketing Cost	2.75
Interest Cost (Bank Loan)	12.04
Contingency Cost	1.92
Total	108.52

6.2. Project Cost: (as per C.A. Certificate)

Particulars	Incurred Cost (In Cr.) till 31.08.2024 dated 01.10.2024 by M/s. G Y Shah & Associates
Land & Stamp Cost	23.30
Construction Cost of Sale Building	11.48
Approval Cost	-
Professional Cost	
Administrative Cost	0.72
Marketing Cost	
Interest Cost (Bank Loan)	0.18
Contingency Cost	-
Total	35.68

- ✓ The Builder has incurred about 23.30 Cr. as land cost, 11.48 Cr. as construction cost, 0.72 Cr. for professional charges, admin cost and marketing cost & 0.18 Cr. for interest cost in last quarter till 31.08.2024 as per C.A. certificate issued by M/s. G Y Shah & Associates dated 01.10.2024.

6.3. Project Cost: (as per Bills):

Particulars	Incurred Cost (in Cr.)
	31.08.2024 as per Bill (Inclusive GST)
Land & Stamp Cost	23.30
Construction Cost of Sale Building	11.49
Approval Cost	-
Professional Cost	0.10
Administrative Cost	0.70
Marketing Cost	0.06
Interest Cost (Bank Loan)	0.18
Contingency Cost	-
Total	35.82

Note:

6.4. Land Cost:

Sr. No.	Agreement Name	Date	Particulars	Total Amount in ₹	Incurred Amount in ₹
1	Development Agreement	01-05-2024	Purchase Cost	22,00,00,000.00	22,00,00,000.00
2			Stamp Duty	1,29,50,600.00	1,29,50,600.00
3			Reg. Fees	30,000.00	30,000.00
4				1,760.00	1,760.00
5	Power of Attorney	01-05-2024	Stamp Duty	500.00	500.00
6			Reg. Fees	680.00	680.00
7				100.00	100.00
	TOTAL			23,29,83,640.00	23,29,83,640.00

As per developer agreement.

Summary of Bills			
Sr. No.	Particulars	Amount in ₹ (till 31.08.2024)	Amount in ₹ (in Cr.)
1	Construction Cost	11,48,92,025.00	11.49
2	Approval Cost	-	-
3	Professional Cost	9,73,748.00	0.10
4	Administrative Cost	69,80,694.00	0.70
5	Marketing Cost	5,79,924.00	0.06
6	Contingency Cost	-	-
	TOTAL	12,34,26,391.00	12.34

Note: Bills were provided by the client up to 31.08.2024

6.5. Interest Cost:

Sr. No	Particulars	Estimate Amount in ₹	Incurred Amount in ₹ (till 31.08.2024)	Balance Amount in ₹
1	Interest Cost	12,04,00,000.00	18,25,344.00	11,85,74,656.00
	TOTAL	12,04,00,000.00	18,25,344.00	11,85,74,656.00

Interest Cost is based on discussion with the client.

6.6. Cost of Construction as on 08th August 2024:**6.6.1. Podium Joining Area of Sales Building (Wing C & D)**

Sr. No.	Floor	Total Construction Area in Sq. M.	Completed Area in Sq. M.	Rate per Sq. M.	Full Value after completion	% of work completed	Actual Expenditure till date in ₹
1	Podium Joining Area	2,592.34			7,77,70,200.00	-	-
TOTAL		2,592.34	-		7,77,70,200.00	-	-

6.6.2. Sales Building (Wing C)

Sr. No.	Floor	Total Construction Area in Sq. M.	Completed Area in Sq. M.	Rate per Sq. M.	Full Value after completion	% of work completed	Actual Expenditure till date in ₹
1	Excavation Cost				2,86,12,809.00	100%	2,86,12,809.00
2	Basement	517.23	517.23	30,000.00	1,55,16,900.00	50%	77,58,450.00
3	Ground Floor	854.00	854.00	30,000.00	2,56,20,000.00	50%	1,28,10,000.00
4	1st Floor	891.54	891.54	30,000.00	2,67,46,200.00	50%	1,33,73,100.00
5	2nd Floor	451.43	451.43	30,000.00	1,35,42,900.00	50%	67,71,450.00
6	3rd Floor	469.98	469.98	30,000.00	1,40,99,400.00	40%	56,39,760.00
7	4th Floor	492.75		30,000.00	1,47,82,470.00		-
8	5th Floor	469.98		30,000.00	1,40,99,400.00		-
9	6th Floor	492.75		30,000.00	1,47,82,470.00		-
10	7th Floor	469.98		30,000.00	1,40,99,400.00		-
11	8th Floor	492.75		30,000.00	1,47,82,470.00		-
12	9th Floor	469.98		30,000.00	1,40,99,400.00		-
13	10th Floor	492.75		30,000.00	1,47,82,470.00		-
14	11th Floor	469.98		30,000.00	1,40,99,400.00		-
15	12th Floor	492.75		30,000.00	1,47,82,470.00		-
16	13th Floor	469.98		30,000.00	1,40,99,400.00		-
17	14th Floor	492.75		30,000.00	1,47,82,470.00		-
18	15th Floor	469.98		30,000.00	1,40,99,400.00		-
19	16th Floor	492.75		30,000.00	1,47,82,470.00		-
20	OHT / LMR	84.30		30,000.00	25,29,000.00		-
TOTAL		9,537.60	3,184.18		31,47,40,899.00	23.82%	7,49,65,569.00

6.6.3. Sales Building (Wing D)

Sr. No.	Floor	Total Construction Area in Sq. M.	Completed Area in Sq. M.	Rate per Sq. M.	Full Value after completion	% of work completed	Actual Expenditure till date in ₹
1	Excavation Cost				2,24,25,171.00	100%	2,24,25,171.00
2	Basement	673.35	673.35	30,000.00	2,02,00,410.00	50%	1,01,00,205.00
3	Ground Floor	750.25	750.25	30,000.00	2,25,07,560.00	50%	1,12,53,780.00
4	1st Floor	745.76	745.76	30,000.00	2,23,72,890.00	60%	1,34,23,734.00
5	2nd Floor	321.45	321.45	30,000.00	96,43,500.00	60%	57,86,100.00
6	3rd Floor	342.14	342.14	30,000.00	1,02,64,200.00	60%	61,58,520.00
7	4th Floor	360.23	360.23	30,000.00	1,08,06,750.00	60%	64,84,050.00
8	5th Floor	342.14	342.14	30,000.00	1,02,64,200.00	60%	61,58,520.00
9	6th Floor	360.23	360.23	30,000.00	1,08,06,750.00	60%	64,84,050.00
10	7th Floor	342.14	342.14	30,000.00	1,02,64,200.00	60%	61,58,520.00
11	8th Floor	360.23	360.23	30,000.00	1,08,06,750.00	60%	64,84,050.00
12	9th Floor	342.14	342.14	30,000.00	1,02,64,200.00	50%	51,32,100.00
13	10th Floor	360.23	360.23	30,000.00	1,08,06,750.00	50%	54,03,375.00
14	11th Floor	342.14	342.14	30,000.00	1,02,64,200.00	50%	51,32,100.00
15	12th Floor	360.23	360.23	30,000.00	1,08,06,750.00	50%	54,03,375.00
16	13th Floor	342.14	342.14	30,000.00	1,02,64,200.00	40%	41,05,680.00
17	14th Floor	360.23		30,000.00	1,08,06,750.00		-
18	15th Floor	342.14		30,000.00	1,02,64,200.00		-
19	16th Floor	360.23		30,000.00	1,08,06,750.00		-
20	OHT / LMR	67.69		30,000.00	20,30,700.00		-
TOTAL		7,475.06	6,344.78		31,47,40,899.00	51.12%	12,60,93,330.00

6.6.4. Total Summary of Sales Building (Wing C & D)

S. No	Wing	Total Construction Area in Sq. M.	Value after Completion	% work completed	Actual Expenditure till date in ₹
1	Podium Joining Area	2,592.34	7,77,70,200.00	0.00%	-
2	Construction Cost of Wing C	9,537.60	31,47,40,899.00	23.82%	7,49,65,569.00
3	Construction Cost of Wing D	7,475.06	24,66,76,881.00	51.12%	12,60,93,330.00
TOTAL		19,605.00	63,91,87,980.00	31.46%	20,10,58,899.00

Note: Details of work completed is as per site visit dated 08.08.2024 but report is prepared for 31st August quarter 2024.

Particulars	Estimated Cost (In Cr.)	Incurred Cost (in Cr.)		Net
		Issued dated 01.10.2024 till 31.08.2024 as per CA	As per Bills upto 31.08.2024	
Land & Stamp Cost	23.30	23.30	23.30	-
Construction Cost of Sale Building	63.92	11.48	11.49	0.01
Approval Cost	0.75	-	-	-
Professional Cost	0.64		0.10	
Administrative Cost	3.20	0.72	0.70	0.13
Marketing Cost	2.75		0.06	
Interest Cost (Bank Loan)	12.04	0.18	0.18	-
Contingency Cost	1.92	-	-	-
Total	108.52	35.68	35.82	0.14

Note:

- As per plinth area, calculation the work completed is up to 31.46% of total work, which comes to ₹20.11 Cr. However, company has incurred cost of ₹11.49 Cr. till 31.08.2024 as per bill.

6.7. Comparison of Cost incurred on dated 31.08.2024 & CA Certificate

Particulars	31.08.2024 as per Bill	As per CA Certificate	Net	% of net amount
Land & Stamp Cost	23.30	23.30	-	0.00%
Construction Cost of Sale Building	11.49	11.48	0.01	0.03%
Approval Cost	-	-	-	0.00%
Professional Cost	0.10			
Administrative Cost	0.70	0.72	0.13	0.37%
Marketing Cost	0.06			
Interest Cost (Bank Loan)	0.18	0.18	-	0.00%
Contingency Cost	-	-	-	0.00%
Total	35.82	35.68	0.14	0.39%

6.8. % of Fund Utilised till 31st August 2024

Particulars	Estimated Project Cost (in Cr.)	Incurring cost as on 31.08.2024	% of Incurring Cost	% of Estimated Project Cost
Land & Stamp Cost	23.30	23.30	99.99%	21.47%
Construction Cost of Sale Building	63.92	11.49	17.97%	10.59%
Approval Cost	0.75	-	0.00%	0.00%
Professional Cost	0.64	0.10	15.21%	0.09%
Administrative Cost	3.20	0.70	21.81%	0.64%
Marketing Cost	2.75	0.06	2.11%	0.05%
Interest Cost (Bank Loan)	12.04	0.18	1.52%	0.17%
Contingency Cost	1.92	-	0.00%	0.00%
Total	108.52	35.82	33.01%	33.01%

Based on above Calculation it is found that total Project cost incurred is 33.01% of the Total Project Cost.

7. Means of Finance:

Sr. No.	Particulars	Exp. Cumulative (Cr.)
1.	Equity share capital / Quassi Loan from Promoter	27.66
2.	Sales (Advance from customer)	-
3.	Bank Loan Amount	8.01
4.	Unsecured Loan amount	-
	Total	35.67

The Details of the Means of Finance are provided by Client as on 31.08.2024.

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. SALE BUILDING (WING C)**

Activity	Date of Implementation	Date of Completion	Status
Land	December 2023		Completed
Development of Land			Completed
Foundation Work			Completed
Ground Floor Slab			Slab work is Completed
1st Floor Slab	March 2024		Slab work is Completed
2nd Floor Slab			Slab work is Completed
3rd Floor Slab			Slab work is Completed, Delay by 5 months
4th Floor Slab	June 2024		
5th Floor Slab			
6th Floor Slab	September 2024		
7th Floor Slab			
8th Floor Slab			
9th Floor Slab	December 2024		
10th Floor Slab			
11th Floor Slab	March 2025		
12th Floor Slab			
13th Floor Slab			
14th Floor Slab	June 2025		
15th Floor Slab			
16th Floor Slab	June 2024	June 2025	
Block work / Internal Plaster work	June 2024	June 2025	
Terrace Parapet wall / Overhead water tank / Lift Machine room / compound wall / External Plaster work		June 2025	
Electric Work	June 2024	December 2025	
Water Proofing		March 2026	
Plumbing Work			
Tiling / Marble Flooring	March 2025	March 2026	
Door Frames	June 2024	March 2026	
Window Installation	March 2025	March 2026	
Staircase Flooring			
Staircase Railing			
Refuge Area Flooring			
Internal Painting	September 2025	December 2026	
External Painting			
Lift Work	June 2025		

Activity	Date of Implementation	Date of Completion	Status
Fire Fighting Installation			
CP Fitting & Sanitary Work			
Final Finishing & Fitting	June 2026		

Sale Building (Wing C) work is delay by 5 months

10.2. SALE BUILDING (WING D)

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	December 2023		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	March 2024		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	September 2024		
15th Floor Slab			
16th Floor Slab			
Block work / Internal Plaster work	June 2024	March 2025	1 st to 8 th floor block work is completed & 40% internal plaster work from 1 st to 4 th floor is completed
Terrace Parapet wall / Overhead water tank / Lift Machine room / compound wall / External Plaster work	September 2024		
Electric Work		September 2025	
Water Proofing	June 2024		
Plumbing Work			
Tiling / Marble Flooring	September 2024		
Door Frames	June 2024	September 2025	
Window Installation			
Staircase Flooring	September 2024		

Activity	Date of Implementation	Date of Completion	Status
Staircase Railing			
Refuge Area Flooring			
Internal Painting	March 2025	September 2026	
External Painting			
Lift Work	December 2024		
Fire Fighting Installation			
CP Fitting & Sanitary Work	March 2025		
Final Finishing & Fitting			

Sale Building (Wing C) work is delay by 1 month

11. Action initiated to complete the project in time:

A. For Sale Building (Wing C): Till 3rd Floor Slab work is completed.
Sale building (Wing C) work is delay by 5 months.

B. For Sale Building (Wing D): Till 13th Floor Slab work, 1st & 8th floor block work, 1st to 4th floor 40% plaster work is completed, 14th floor shuttering work is in progress & 9th floor block work is in progress.

Sale building (Wing D) work is delay by 1 month

The developers have Major work on themselves only hence (all Manpower (Labour Contractor) and material resources) shall be enhanced by the Developer to meet the TimeLine. Detailed periodic progress report needs to be checked for timely completion of project.

Multiple activists to be done for achieving the timely progress & detailed periodic bar chart, is to be submitted for the further next quarter.

12. Comments related to cost overrun if any:

The cost of Sales Building is ₹ 108.52 Cr.

13. Balance investment required for completion of project:

We opinion amount of ₹ 72.70 Cr. Will be required to complete the Project.

14. Mandatory Approval Status:

Sr. No.	Particulars	Name of Department	Status	Order Details
1A	Approved Plan (Wing C)	Vasai Virar City Municipal Corporation (VCCMC)	Obtained and available at site	VVCMC/TP/AMEND/VP/0104/635/2022-23 dated 31.03.2023
1B	Approved Plan (Wing D)	Vasai Virar City Municipal Corporation (VCCMC)	Obtained and available at site	VVCMC/TP/CC/VP/0104/506/2021-22 dated 04.01.2022
2A	First C.C.	Vasai Virar City Municipal Corporation (VCCMC)	Obtained and available at site	VCMC/TP/RDP/VP-0104/635/2022-23 dated 31.03.2023.



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Sr. No.	Particulars	Name of Department	Status	Order Details
				(This CC is endorsed for the work up to (Wing C & D): Basement + Stilt floor + 1st & 2nd (Part Podium Floor & Part Residential Floor) + 3rd to 16th Upper Floors).
3B	Occupancy	Vasai Virar City Municipal Corporation (VCCMC)	Pending (Project is not completed)	

15. Status Insurance Coverage:

Particulars	Descriptions	Particulars	Descriptions
Policy No.	5004/352393749/00/000	Policy Issued Date	18/07/2024
Period of Insurance	From 21/11/2023 to 20/01/2027	Total Sum Insured	₹ 70,00,00,000.00
Insurance Policy Name	Contractors All Risk Policy	Issued By	ICICI Lombard
Type of Cover / Benefit	1. Material Damage / Contract Price 2. Third Party Liabilities/ All accidents during policy period		

16. Assumptions & Remarks:

- The adequacy of Engineering / Structural design is beyond the scope of our assignment.
- As per Bank sanctioned letter sale building (Wing C & D) estimated project completion date is 31st December 2026.
- Sale building (Wing C) work is delay by 5 months & Sale building (Wing D) work is delay by 1 month as per schedule mentioned in the bank sanctioned letter.
- We opinion that the project is will be completed as per estimated completion date mentioned in sanctioned letter.
- As per RERA Certificate estimated project completion date is 01/01/2027.
- 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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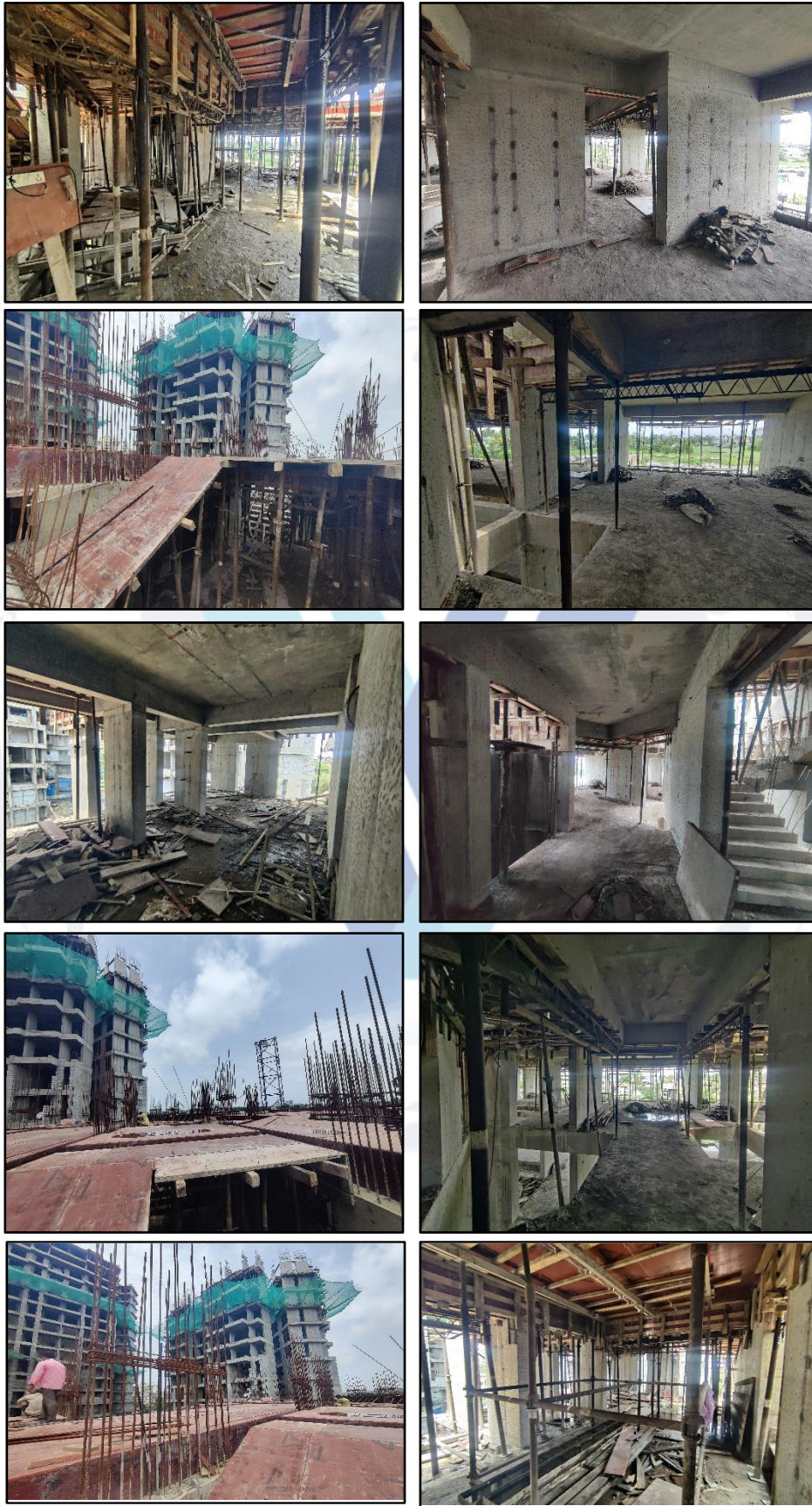
About the Project:

1. Introduction	
a) Project Name (With Address & Phone Nos.)	"Blossom Bldg. 6 Wing C & D" , Proposed Residential Building on Plot bearing Survey No. 121, Hissa No. 5 & 6 (A & B), Survey No. 125, Hissa No. 4 (4A, 4B, 4C) & 7 (7A, 7B), Suyog Nagar, Village – Diwanman, Vasai (West), Taluka – Vasai, District – Palghar, Pin Code – 401 202, State – Maharashtra, Country – India <u>Contact Person:</u> Mr. Puneet Ajmera (Director) Mobile No. 9822507507
b) Purpose of Valuation	As per request from State Bank of India, Bassein Taluka Industrial Estate Branch, Vasai to give the physical progress at site and to certify cost incurred towards project as on 31/08/2024 of the Project for LIE purpose.
c) Date of Inspection of Property	08.08.2024
d) Date of LIE Report	15.11.2024
e) Name of the Developer of Property (in case of developer built properties)	M/s. Ananda Developers G/101, 1st Floor, Iris Wing G, Chulna Bhabola Road, Vasai (West), Taluka – Vasai, District – Palghar, Pin Code – 401 202, State - Maharashtra, Country – India
2. Physical Characteristics of the Property	
a) Location of the Property	"Blossom Bldg. 6 Wing C & D" , Proposed Residential Building on Plot bearing Survey No. 121, Hissa No. 5 & 6 (A & B), Survey No. 125, Hissa No. 4 (4A, 4B, 4C) & 7 (7A, 7B), Suyog Nagar, Village – Diwanman, Vasai (West), Taluka – Vasai, District – Palghar, Pin Code – 401 202, State – Maharashtra, Country – India
Brief description of the property	
TYPE OF THE BUILDING Sales Building (Wing C & D)	
No. of Floors	Basement + Ground Floor + 1 st & 2 nd (Part Podium Floor & Part Residential Floor) + 3 rd to 16 th Upper Floors
Building type	Sale building (Wing C & D)
Sales 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 per RERA is 01.01.2027	
Nearby landmark	
Postal Address of the Property	"Blossom Bldg. 6 Wing C & D" , Proposed Residential Building on Plot bearing Survey No. 121, Hissa No. 5 & 6 (A

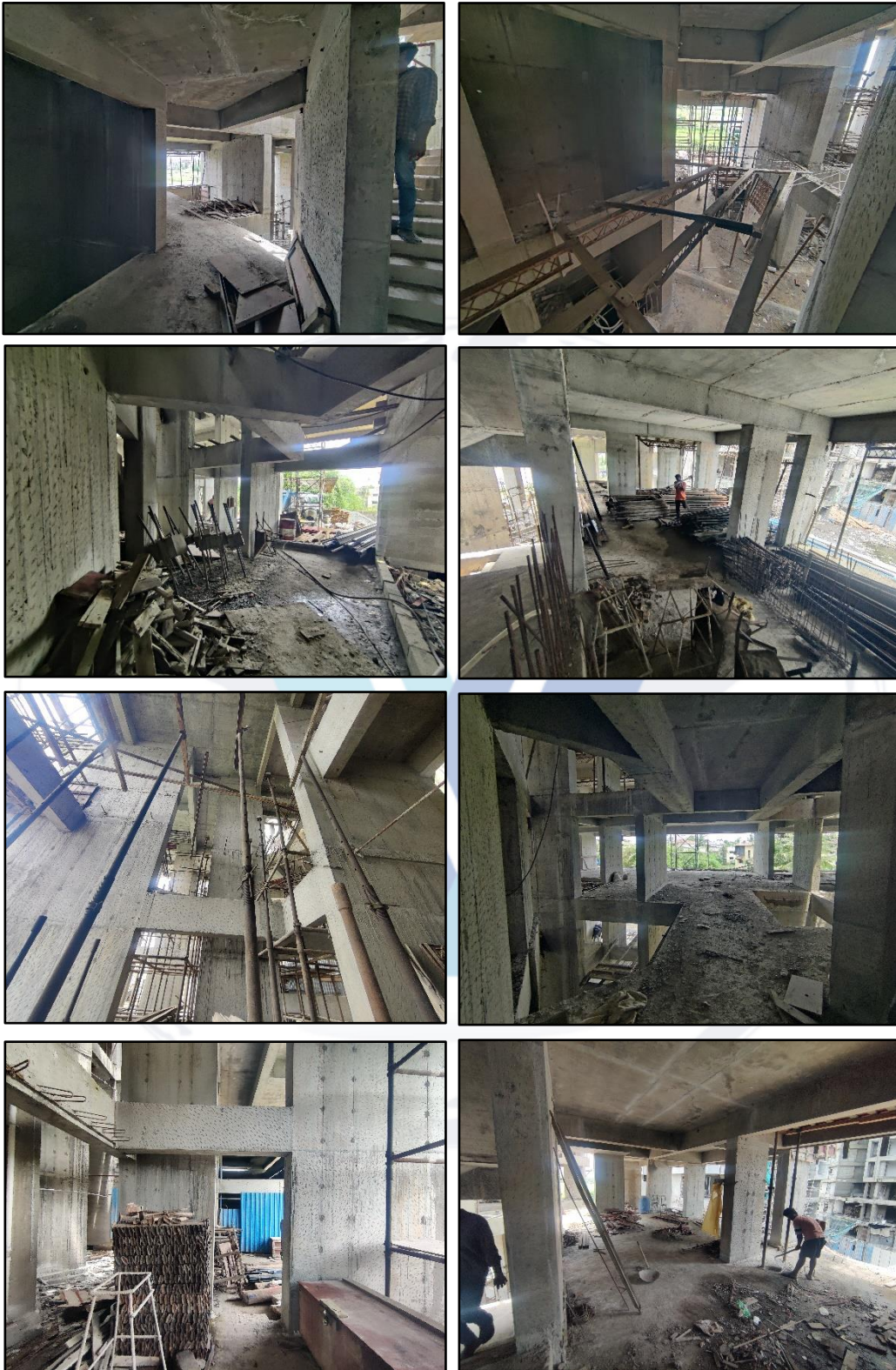
		& B), Survey No. 125, Hissa No. 4 (4A, 4B, 4C) & 7 (7A, 7B), Suyog Nagar, Village – Diwanman, Vasai (West), Taluka – Vasai, District – Palghar, Pin Code – 401 202, State – Maharashtra, Country – India		
	Area of the plot/land (Supported by a plan)	Plot area = 1,671.159 Sq. M. (Plot Area as per Developer Agreement)		
	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	15 M wide road		
	Description of adjoining property	Located in Middle-class locality		
	Plot No. Survey No.	Survey No. 121, Hissa No. 5 & 6 (A & B), Survey No. 125, Hissa No. 4 (4A, 4B, 4C) & 7 (7A, 7B)		
	Ward/Village/Taluka	Village – Diwanman, Vasai (West), Taluka – Vasai		
	Sub-Registry/Block	Vasai		
	District	District - Palghar		
b)	Boundaries of the Plot			
		As per Agreement	As per RERA Certificate	Actual
	North	Information not available	Information not available	Blossom Building 6 Wing A & B
	South	Information not available	Information not available	Road
	East	Information not available	Information not available	Open Plot
	West	Information not available	Information not available	Jhaveri Complex

4. Document Details and Legal Aspects of Property:	
a)	Ownership Documents (Building Permission, Commencement Certificate & Status of Plan)
	Sale Deed, Gift Deed, Lease Deed
	1. Copy of Development Agreement dated 05.01.2024 between M/s. Ajmera Developers (The Owner) and M/s. Ananda Developers (The Developer) through Registered Agreement Doc. No. Vasai-1/95/2024 dated 05.01.2024.
	2. Copy of Irrevocable General Power of Attorney dated 05.01.2024, M/s. Ajmera Developers (The Owner) and M/s. Ananda Developers (The Developer) through registered agreement Doc. No. Vasai-1/96/2024 dated 05.01.2024.
	3. Copy of Approved Plan (Wing C) No. VVCMC/TP/AMEND/VP/0104/635/2022-23 dated 31.03.2023 issued by Vasai Virar City Municipal Corporation (VVCMC). Approved upto: Basement + Stilt Floor + 1st & 2nd (Part Podium Floor & Part Residential Floor) + 3rd to 16th Upper Floors
	4. Copy of Approved Plan (Wing D) No. VVCMC/TP/CC/VP/0104/506/2021-22 dated 04.01.2022 issued by Vasai Virar City Municipal Corporation (VVCMC). Approved Upto: Basement + Stilt Floor + 1st & 2nd (Part Podium Floor & Part Residential Floor) + 3rd to 16th Upper Floors
	5. Copy of Commencement Certificate No. VCMC/TP/RDP/VP-0104/635/2022-23 dated 31.03.2023 issued by Vasai Virar City Municipal Corporation (VVCMC). Approved Upto: (Wing C & D): Basement + Stilt floor + 1st & 2nd (Part Podium Floor & Part Residential Floor) + 3rd to 16th Upper Floors
	6. Copy of CA Certificate (Form 3) dated 18.01.2024 issued by M/s. G Y Shah & Associates.
	7. Copy of Architect Certificate dated 15.01.2024 issued by M/s. Prithvi Arch Consultants.
	8. Copy of Engineer Certificate dated 15.01.2024 issued by M/s. Prithvi Arch Consultants.
	9. Copy of RERA Certificate RERA No. P99000055687 dated 08.04.2024 issued by Maharashtra Real Estate Regulatory Authority (MAHRERA).
	10. Copy of Bills till 31.08.2024
	11. Copy of CA Certificate dated 01.10.2024 issued by M/s. G Y Shah & Associates.

Actual Site Photographs As on 08.08.2024 (C Wing)



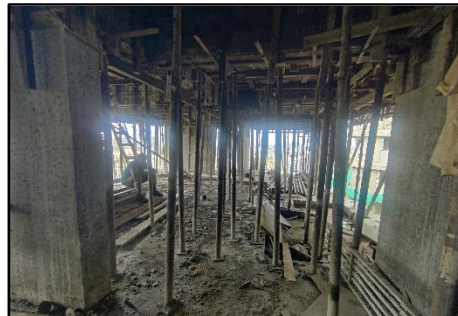
Actual Site Photographs As on 08.08.2024 (C Wing)



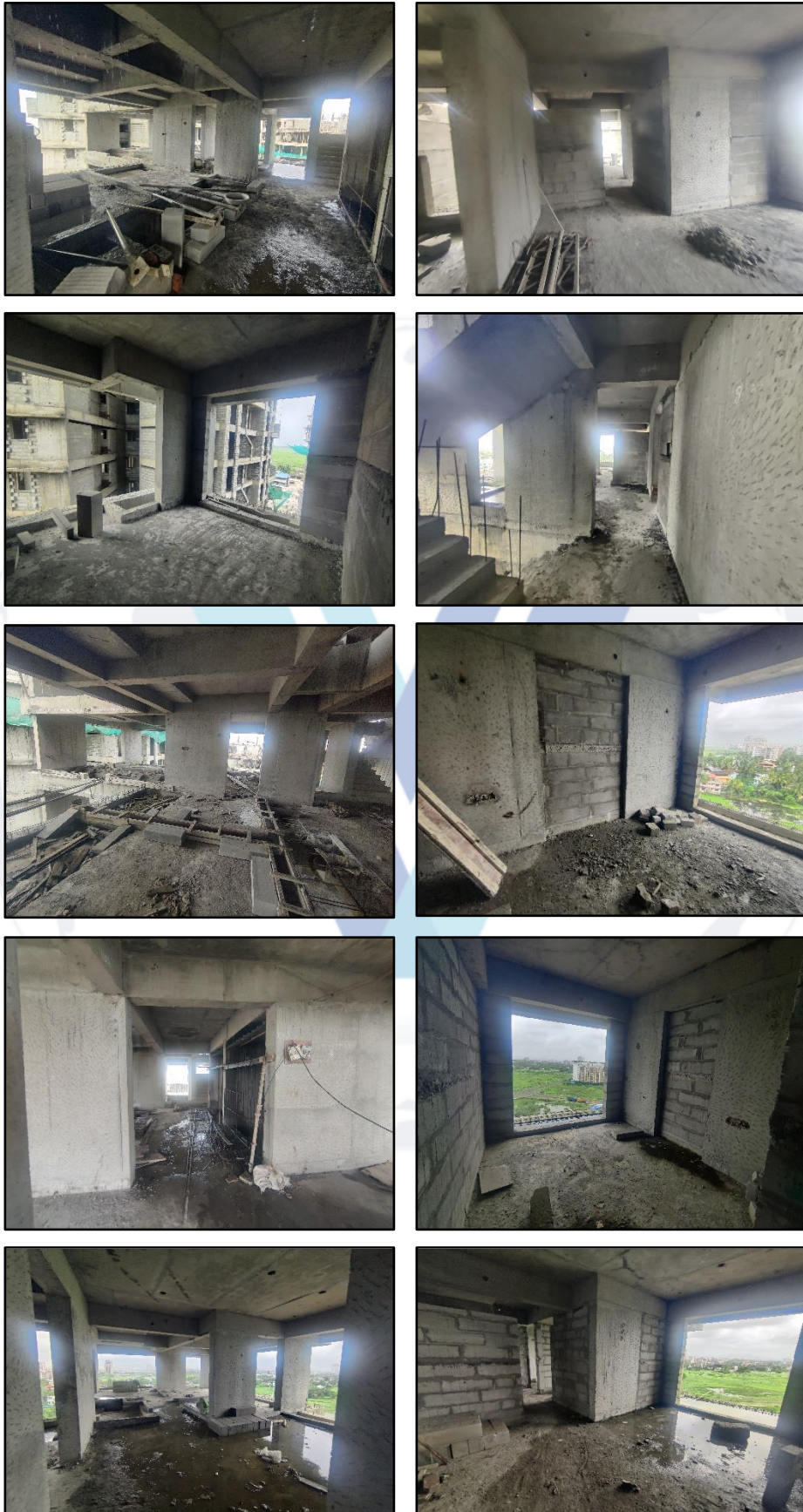
Actual Site Photographs As on 08.08.2024 (C Wing)



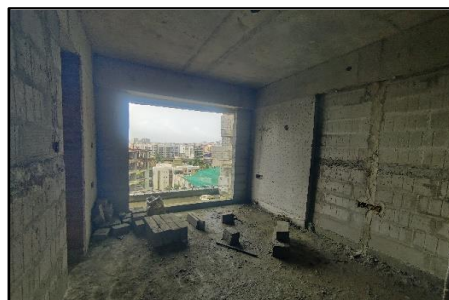
Actual Site Photographs As on 08.08.2024 (D Wing)



Actual Site Photographs As on 08.08.2024 (D Wing)



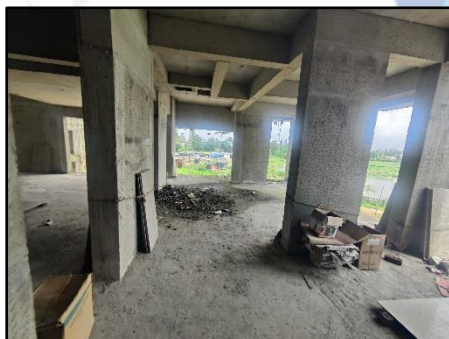
Actual Site Photographs As on 08.08.2024 (D Wing)



Actual Site Photographs As on 08.08.2024 (D Wing)



Actual Site Photographs As on 08.08.2024 (D Wing)

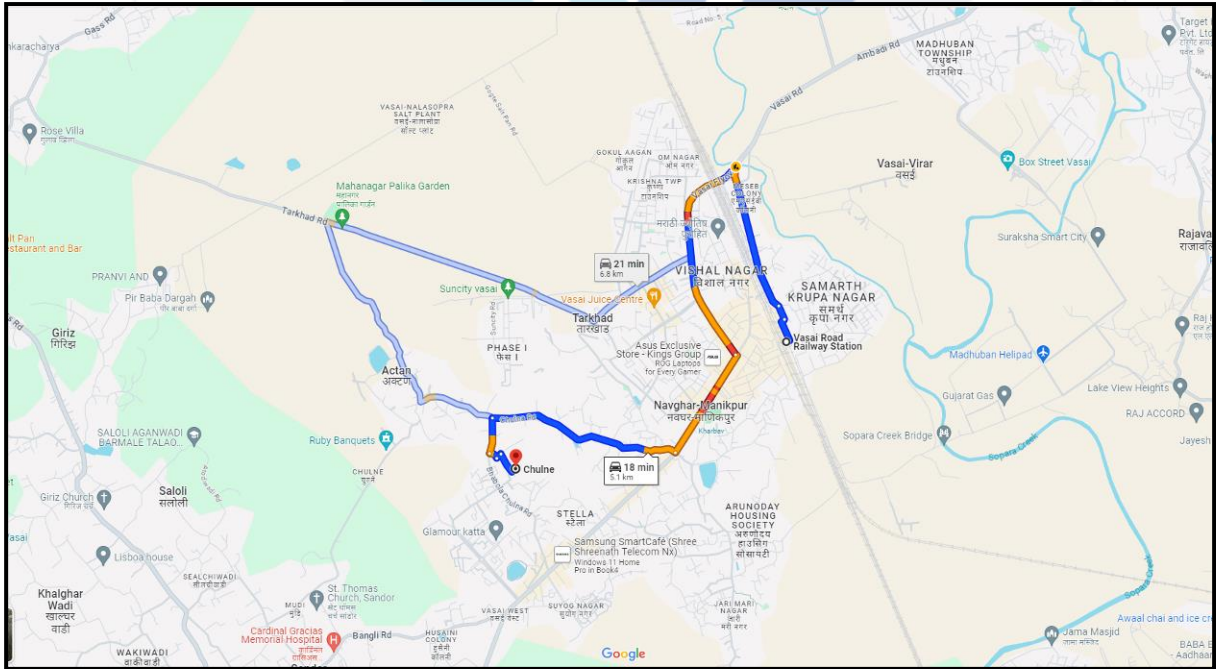
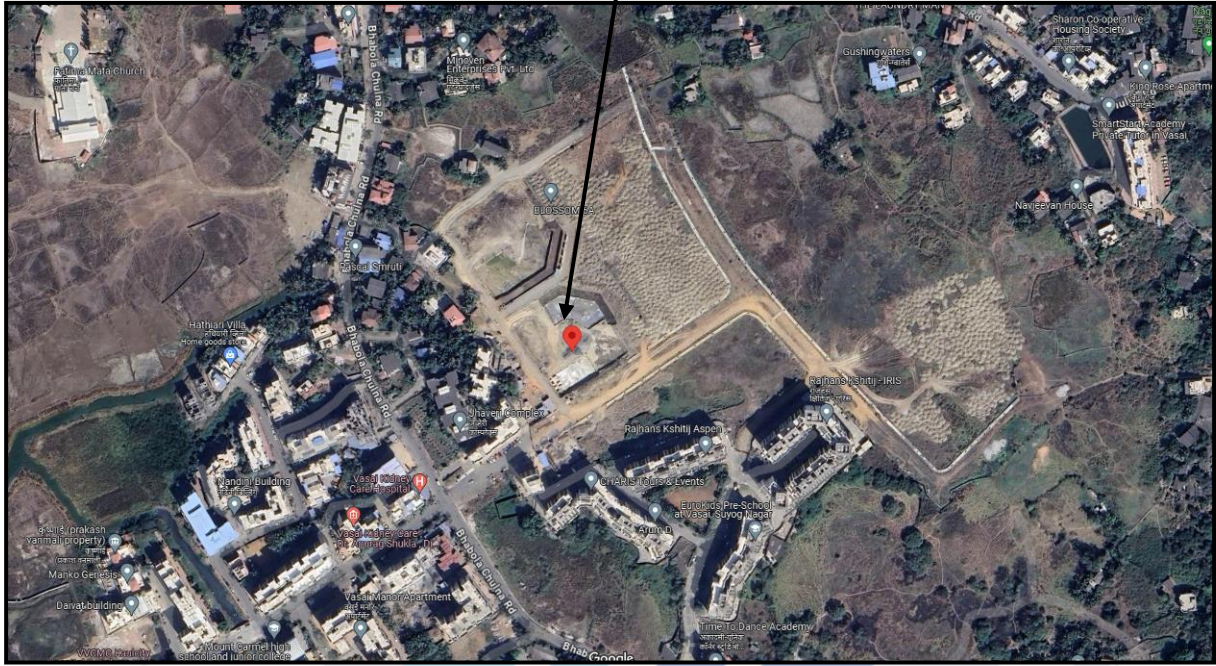


Actual Site Photographs As on 08.08.2024 (D Wing)



Route Map of the property

Site u/r



Latitude Longitude: 19°22'29.3"N 72°48'58.2"E

Note: The Blue line shows the route to site from nearest railway station (Vasai Road – 5.10 Km.)




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CA Certificate Dated 01.10.2024 till 31.08.2024



G Y SHAH & ASSOCIATES

CHARTERED ACCOUNTANTS

FORM - 3		
[SEE REGULATION 3]		
CHARTERED ACCOUNTANTS CERTIFICATE		
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)		
To, Ananda Developers Vasai West Subject : - Certificate of Financial Progress of work of BLOSSOM BLD 6 WING C & D being developed by <u>Ananda Developers</u> Sir, This certificate is being issued for RERA compliance for the Project ' BLOSSOM BLD 6 WING C & D ' Being Developed by <u>Ananda Developers</u> and is based on the records and documents produced before me and explanations provided to me by the management of the company.		Date : -31.08.2024
TABLE A - Estimated Cost of Project (At the time of Registration of Project)		
Sr. No	Particulars	Amounts (Rs)
		Estimated Cost
1	I. Land Cost :	as on 31.08.2024
	a. Value of Land as ascertained from The Annual Statement of Rates (ASR)	23,29,80,600.00
	b. Estimated 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	-
	c. Acquisition cost of TDR (if any)	-
	d. Estimated Amounts payable to state government or competent authority or any other statutory authority of the state or central government, towards stamp duty, transfer charges, registration fee etc; and	-
	e. Estimated Land premium payable as per annual statement of rates(ASR) for redevelopment of land owned by public authorities	-
	f. Under Rehabilitation Scheme :	
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	-
	(ii) Estimated Cost towards clearance of land of all or any encumbrance including cost of removal of legal/illegal occupant, cost for providing temporary transit accommodation or rent in lieu of transit accommodation, overhead cost, amount payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on	-



F - 701, Bldg. No. 2, Shiv Shruti Complex, Near Dubej Medical College,
 Nallasopara (E), Dist. Palghar - 401 209.
 Mob.: 9860447566 / 9321158511 • E-mail : gyshah12189@gmail.com

CA Certificate Dated 01.10.2024 till 31.08.2024

(iii) Estimated Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation	-
(iv) Any other Cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	-
Sub-Total Of Land Cost	23,29,80,600.00
ii. Development Cost/ Cost Of Construction :	
a. Estimated cost of construction as certified by engineer	64,00,00,000.00
b. Cost Incurred on additional items not included in estimated cost (As per Engineer Certificate)	-
c. Estimated expenditure for development of entire project excluding cost of construction as per (i) or (ii) above i.e salaries, consultants fees, site overheads, development work, cost of service (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance cost, consumables etc.	8,77,19,400.00
d. Payment of taxes, cess, fees, charges, premium, interest, etc. to any statutory authority	-
e. Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	11,94,00,000.00
Sub- Total Of Development Cost	84,71,19,400.00
TOTAL COST OF THE PROJECT (ESTIMATED)	1,08,01,00,000.00



CA Certificate Dated 01.10.2024 till 31.08.2024

TABLE B - Actual Cost incurred on the Project (as on Date of Certificate)	
I i. Land Cost :	
a. Value of Land as ascertained from The Annual Statement of Rates (ASR)	23,29,80,600.00
b. Incurred Expenditure on 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	-
c. Incurred Expenditure for Acquisition cost of TDR (if any)	-
d. Amounts Paid to state government or competent authority or any other statutory authority of the state or central government, towards stamp duty, transfer charges, registration fee etc; and	-
e. Land premium paid for redevelopment of land owned by public authorities	-
f. Under Rehabilitation Scheme :	
(i) Incurred expenditure for construction of rehab building . Minimum of (a) or (b) to be considered	
a. cost Incurred for construction of rehab building including site development and infrastructure for the same as certified by engineer	-
b. Incurred expenditure for construction of rehab building as per the books of accounts as verified By CA	-
(ii) Incurred Expenditure towards clearance of land of all or any encumbrance including cost of removal of legal/illegal occupant, cost for providing temporary transit accomodation or rent in lieu of transit accomodation, overhead cost, amount payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on	
(iii) Incured Expenditure towards ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any athuorities towards and in project of rehabilitation	
(iv) Any other Cost including interest estimated on the borrowing done specifically for construction of rehabilitation compenent	
Sub-Total Of Land Cost	
23,29,80,600.00	



CA Certificate Dated 01.10.2024 till 31.08.2024

2	ii. Development Cost/ Cost Of Construction :	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	
	a. Construction cost incurred including Site Development and infrastructure for the same as certified by engineer	11,47,61,890.00
	b. Actual Cost of Construction incurred as per the books of accounts as verified by the CA as on 31.08.2024	11,47,61,890.00
	(ii) Cost Incurred on additional items not included in estimated cost (As per Engineer Certificate)	-
	(iii) Incurred Expenditure for development of entire project excluding cost of construction as per (1) above, i.e.salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost (attricutable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc. All costs incurred to complete the construction of the entire phase of the project registered	71,78,340.00
	(iv) Incurred Expenditure towards Taxes, Cess, fees, charges, premiums, interest etc to any statutory authority	-
	(v) Incurred expenditure towards interest to financial institutions, scheduled banks, onco-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	18,25,344.00
	Sub - total od Development Cost :	12,37,65,574.00
3	Total cost of the project (Actual incurred as on date of certificate	35,67,46,174.00
4	Proportion of the cost incurred on land cost & construction cost to the total estimated cost (Table A)	33%
5	Amount which can be withdrawn from the designated account	35,67,46,174.00
6	Less: amount withdrawn till date of this certificate as per the book of accounts and bank statement	0.00
7	Net amount which can be withdrawn from the designated bank account under this certificate	35,67,46,174.00

This certificate is being issued for RERA compliance for the company **M/s. Ananda Developers** for the project **BLOSSOM BLD 6 WING C & D** and is based on the records and documents produced before me and explanations provided to me by the management of the company

CA Certificate Dated 01.10.2024 till 31.08.2024

TABLE C
Statement for Calculation of Receivables from Sale of the Project
Sold Inventory

Sr NO.	Flat NO	RERA Carpet Area	Agreement Value	Received Amount	Balance Receivables
1				NIL	



CA Certificate Dated 01.10.2024 till 31.08.2024

Statement for Calculation of Receivables from Sale of the Project				
Unsold Inventory				
Sr NO.	WING	Flat NO	RERA Carpet Area (Sq. Mtr)	Ready Rackoner Rate
1	C	101	64.28	1,06,71,513.98
2	C	102	53.99	89,63,905.71
3	C	103	54.54	90,54,889.60
4	C	201	64.39	1,06,90,275.25
5	C	202	53.99	89,63,905.71
6	C	203	54.54	90,54,889.60
7	C	204	64.39	1,06,90,275.25
8	C	301	64.28	1,06,71,513.98
9	C	302	53.99	89,63,905.71
10	C	303	54.54	90,54,889.60
11	C	304	64.28	1,06,71,513.98
12	C	305	46.90	77,86,428.04
13	C	306	39.09	64,89,907.58
14	C	401	64.39	1,06,90,275.25
15	C	402	53.99	89,63,905.71
16	C	403	54.54	90,54,889.60
17	C	404	64.39	1,06,90,275.25
18	C	405	46.79	77,67,832.79
19	C	406	38.98	64,71,312.33
20	C	501	64.28	1,06,71,513.98
21	C	502	53.99	89,63,905.71
22	C	503	54.54	90,54,889.60
23	C	504	64.28	1,06,71,513.98
24	C	505	46.90	77,86,428.04
25	C	506	39.09	64,89,907.58
26	C	601	64.39	1,06,90,275.25
27	C	602	53.99	89,63,905.71
28	C	603	54.54	90,54,889.60
29	C	604	64.39	1,06,90,275.25
30	C	605	46.79	77,67,832.79
31	C	606	38.98	64,71,312.33
32	C	701	64.28	1,06,71,513.98
33	C	702	53.99	89,63,905.71
34	C	703	54.54	90,54,889.60
35	C	704	64.28	1,06,71,513.98
36	C	705	46.90	77,86,428.04
37	C	706	39.09	64,89,907.58
38	C	801	64.39	1,06,90,275.25
39	C	802	53.99	89,63,905.71
40	C	803	54.54	90,54,889.60
41	C	804	64.39	1,06,90,275.25
42	C	805	46.79	77,67,832.79
43	C	806	38.98	64,71,312.33
44	C	901	64.28	1,06,71,513.98



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45	C	902	53.99	89,63,905.71
46	C	903	54.54	90,54,889.60
47	C	904	64.28	1,06,71,513.98
48	C	905	46.90	77,86,428.04
49	C	906	39.09	64,89,907.58
50	C	1001	64.39	1,06,90,275.25
51	C	1002	53.99	89,63,905.71
52	C	1003	54.54	90,54,889.60
53	C	1004	64.39	1,06,90,275.25
54	C	1005	46.79	77,67,832.79
55	C	1006	38.98	64,71,312.33
56	C	1101	64.28	1,06,71,513.98
57	C	1102	53.99	89,63,905.71
58	C	1103	54.54	90,54,889.60
59	C	1104	64.28	1,06,71,513.98
60	C	1105	46.90	77,86,428.04
61	C	1106	39.09	64,89,907.58
62	C	1201	64.39	1,06,90,275.25
63	C	1202	53.99	89,63,905.71
64	C	1203	54.54	90,54,889.60
65	C	1204	64.39	1,06,90,275.25
66	C	1205	46.79	77,67,832.79
67	C	1206	38.98	64,71,312.33
68	C	1301	64.28	1,06,71,513.98
69	C	1302	53.99	89,63,905.71
70	C	1303	54.54	90,54,889.60
71	C	1304	64.28	1,06,71,513.98
72	C	1305	46.90	77,86,428.04
73	C	1306	39.09	64,89,907.58
74	C	1401	64.39	1,06,90,275.25
75	C	1402	53.99	89,63,905.71
76	C	1403	54.54	90,54,889.60
77	C	1404	64.39	1,06,90,275.25
78	C	1405	46.79	77,67,832.79
79	C	1406	38.98	64,71,312.33
80	C	1501	64.28	1,06,71,513.98
81	C	1502	53.99	89,63,905.71
82	C	1503	54.54	90,54,889.60
83	C	1504	64.28	1,06,71,513.98
84	C	1505	46.90	77,86,428.04
85	C	1506	39.09	64,89,907.58
86	C	1601	64.39	1,06,90,275.25
87	C	1602	53.99	89,63,905.71
88	C	1603	54.54	90,54,889.60
89	C	1604	64.39	1,06,90,275.25
90	C	1605	46.79	77,67,832.79
91	C	1606	38.98	64,71,312.33
92	D	201	65.65	1,08,98,973.71
93	D	202	65.64	1,08,97,313.42
94	D	301	50.29	83,49,598.41



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95	D	302	65.68	1,09,05,116.78
96	D	303	65.67	1,09,03,622.52
97	D	304	50.36	83,60,556.32
98	D	401	50.29	83,49,598.41
99	D	402	65.65	1,08,98,973.71
100	D	403	65.64	1,08,97,313.42
101	D	404	50.36	83,60,556.32
102	D	501	50.29	83,49,598.41
103	D	502	65.68	1,09,05,116.78
104	D	503	65.67	1,09,03,622.52
105	D	504	50.36	83,60,556.32
106	D	601	50.29	83,49,598.41
107	D	602	65.65	1,08,98,973.71
108	D	603	65.64	1,08,97,313.42
109	D	604	50.36	83,60,556.32
110	D	701	50.29	83,49,598.41
111	D	702	65.68	1,09,05,116.78
112	D	703	65.67	1,09,03,622.52
113	D	704	50.36	83,60,556.32
114	D	801	50.29	83,49,598.41
115	D	802	65.65	1,08,98,973.71
116	D	803	65.64	1,08,97,313.42
117	D	804	50.36	83,60,556.32
118	D	901	50.29	83,49,598.41
119	D	902	65.68	1,09,05,116.78
120	D	903	65.67	1,09,03,622.52
121	D	904	50.36	83,60,556.32
122	D	1001	50.29	83,49,598.41
123	D	1002	65.65	1,08,98,973.71
124	D	1003	65.64	1,08,97,313.42
125	D	1004	50.36	83,60,556.32
126	D	1101	50.29	83,49,598.41
127	D	1102	65.68	1,09,05,116.78
128	D	1103	65.67	1,09,03,622.52
129	D	1104	50.36	83,60,556.32
130	D	1201	50.29	83,49,598.41
131	D	1202	65.65	1,08,98,973.71
132	D	1203	65.64	1,08,97,313.42
133	D	1204	50.36	83,60,556.32
134	D	1301	50.29	83,49,598.41
135	D	1302	65.68	1,09,05,116.78
136	D	1303	65.67	1,09,03,622.52
137	D	1304	50.36	83,60,556.32
138	D	1401	50.29	83,49,598.41
139	D	1402	65.65	1,08,98,973.71
140	D	1403	65.64	1,08,97,313.42
141	D	1404	50.36	83,60,556.32
142	D	1501	50.29	83,49,598.41
143	D	1502	65.68	1,09,05,116.78
144	D	1503	65.67	1,09,03,622.52



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145	D	1504	50.36	83,60,556.32
146	D	1601	50.29	83,49,598.41
147	D	1602	65.65	1,08,98,973.71
148	D	1603	65.64	1,08,97,313.42
149	D	1604	50.36	83,60,556.32
			8,311.80	1,37,99,99,842.20



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CA Certificate Dated 01.10.2024 till 31.08.2024

TABLE D		
Comparison Between Balance Cost & Receivable		
Sr NO.	Particulars	Amounts
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated project cost less cost incurred)	52,52,38,110.00
2	Balance Amount of Receivables from Sold Apartments As per Table C of this Certificate (As certified by Chartered Accountant as verified from the records and books of accounts)	-
3	(i) Balance Unsold Area (to be certified By Management and to be verified by CA from the records and books of accounts)	8,311.80
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculates as per ASR multiplied to unsold area as on the date of certificate, to be calculates and certify by CA) As per TABLE C to this Certificate	1,37,99,99,842.20
4	Estimated receivables of ongoing project (sum of 2 + 3 (ii))	1,37,99,99,842.20
5	(to be Filled for ongoing project only)	
	Amount to be deposited in designated Account - 70% or 100%	
	If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated account	96,59,99,889.54
	If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated account	



CA Certificate Dated 01.10.2024 till 31.08.2024

TABLE E

Designated Bank Accounts Details as on 31.08.2024		
Sr No.	Particulars	Actual Amount Till Date
1	Opening Balance	-
2	Deposits	-
3	Withdrawals	-
4	Closing Balance	-

I Hereby certify that required proportion of money, as specified in the act, collected from allottees of the project unit as indicated in table C has been deposited in designated RERA Bank Account.

I Hereby certify that M/S. Ananda Developers has utilised the required proportion of money, as specified in the act, collected from allottees for this project only for land and construction of the project.



CA Certificate Dated 01.10.2024 till 31.08.2024

TABLE F				
Means of Finance				
Sr NO.	Particular	Estimated (At time of Registration)	Proposed /Estimated (as on the date of certificate)	Actual (as on the date of certificate)
1	Own Fund	27,66,00,000.00	27,66,00,000.00	27,66,00,000.00
2	Total Borrowed Fund (Secured)	45,00,00,000.00	45,00,00,000.00	8,01,46,174.00
3	Total Borrowed fund (Unsecured)	-	-	-
4	Customer Receipts used for project	35,35,00,000.00	35,35,00,000.00	-
5	Total Funds for Project	1,08,01,00,000.00	1,08,01,00,000.00	35,67,46,174.00
6	Total Estimated Cost (As per Table A)	1,08,01,00,000.00	1,08,01,00,000.00	35,67,46,174.00



CA Certificate Dated 01.10.2024 till 31.08.2024

TABLE G	
Sr NO.	Any Comments & observation of CA
1	NO ADVERSE COMMENTS
2	-----

Yours Faithfully,

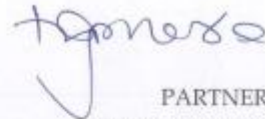
FOR G Y SHAH & ASSOCIATES
CHARTERED ACCOUNTANTS



GAURAV Y SHAH
M. NO. - 181473



Agreed & Accepted By :
ANANDA DEVELOPERS



PARTNER
HETAL AJMERA
DATE : - 01/10/2024