



**VASTUKALA**  
Unlocking Excellence

MSME Reg No: UDYAM-MH-18-0083617  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

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### 5<sup>th</sup> LENDER'S INDEPENDENT ENGINEER REPORT



Details of the property under consideration:

**Name of Project: Ashtavinayak Apartments**

"Ashtavinayak Apartments", Proposed S. R. Scheme Residential building on Plot bearing C.T.S. No. 68, 68/1, to 20, 69, 70, 70/1 to 26, 71, 71/1 to 38, 72, 72/1 to 26, 73, 73/1 to 14, 74 & 74/1 to 17, Village – Majas, Jogeshwari (East), Taluka – Andheri, Mumbai – 400 060, State – Maharashtra, Country – India

**Latitude Longitude: 19°08'11.8"N 72°51'41.8"E**

**Intended User:**

**State Bank of India**

**SME Chembur Branch**

Unit No. 11, Building No. 11, Ground Floor, Corporate Park, Sion Trombay Road,  
Chembur, Mumbai, Pin Code – 400 071, State - Maharashtra, Country – India

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**Regd. Office**

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
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## Vastukala Consultants (I) Pvt. Ltd.

LIE Report Prepared for: SBI/ SME Chembur Branch / Ashtavinayak Apartments (12408/2309074)

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Vastu/SBI/Mumbai/11/2024/12408/2309074

15/20-159-PY

Date: - 15.11.2024

### FIFTH LENDER'S INDEPENDENT ENGINEER REPORT

To,

**State Bank of India**

SME Chembur Branch

Unit No. 11, Building No. 11,

Ground Floor, Corporate Park,

Sion Trombay Road, Chembur,

Mumbai, Pin Code – 400 071,

State - Maharashtra, Country – India

Subject: Construction of Proposed S. R. Scheme Residential building on Plot bearing C.T.S. No. 68, 68/1, to 20, 69, 70, 70/1 to 26, 71, 71/1 to 38, 72, 72/1 to 26, 73, 73/1 to 14, 74 & 74/1 to 17, Village – Majas, Jogeshwari (East), Taluka – Andheri, Mumbai – 400 060, State – Maharashtra, Country – India.

**Ref:** You're Request for Lender's Independent Engineer Report of under Construction Building.

Dear Sir,

- i. As per your instruction, we have inspected the under-construction Rehab and Sale Building project situated on plot bearing C.T.S. No. 68, 68/1, to 20, 69, 70, 70/1 to 26, 71, 71/1 to 38, 72, 72/1 to 26, 73, 73/1 to 14, 74 & 74/1 to 17, Village – Majas, Jogeshwari (East), Taluka – Andheri, Mumbai – 400 060, State – Maharashtra, Country – India which is being developed by M/s. Shiv Shruti Developers LLP in order to give the physical progress at site and to certify cost incurred towards project as on 30/09/2024.
- ii. **The Construction work as per approved plan was in progress during the site visit on 8<sup>th</sup> October 2024.**
- iii. **Status of work:**
  - a. **For Rehab Building No. 1 (Wing C):** Slab work, block work is completed and 1<sup>st</sup> to 9<sup>th</sup> & 10<sup>th</sup> to 23<sup>rd</sup> floor plaster work, gypsum work, door & window frames, waterproofing, kitchen & toilet dadoing, till 12<sup>th</sup> floor flooring, electrical & plumbing concealed, firefighting, electrical fitting work is completed. Parapet wall & OHT tank work is completed.  
**Rehab building work is delay by 3 months.**
  - b. **For Sales Building No. 2 (Wing A):** Till 21<sup>st</sup> Floor Slab work, till 10<sup>th</sup> floor block work, door & windows frames, internal plaster work, gypsum work, is completed and 22<sup>nd</sup> floor shuttering work is in progress  
**Sale building No. 2 (Wing A) work is delay by 10 months.**



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- c. For Sales Building No. 2 (Wing B):** Till 23<sup>rd</sup> Floor Slab work, block work and door & windows frames, till 10<sup>th</sup> floor plaster work, gypsum work, kitchen platform, flooring, firefighting, waterproofing, kitchen dadoing, door & window frames, electrical & plumbing concealed works are completed and Terrace shuttering work is in progress  
**Sale building No. 2 (Wing B) work is delay by 3 months.**
- iv. As per cost incurred certificate issued by CA Certificate actual total expenditure occurred as on 30/09/2024 is ₹ 98.08 Cr. for Rehab (Wing C) & Sale Building (Wing A & B) & overall financial progress is 63.18% estimated cost of project.
- v. As per bills actual total expenditure occurred as on 30/09/2024 is ₹ 97.27 Cr. for Rehab (Wing C) & Sale Building (Wing A & B) & overall financial progress is 62.66% estimated cost of project.
- vi. Overall Physical progress of the Rehab building No. 1 (Wing C) construction as on 08/10/2024 is 82.44% as per physical site inspection.
- vii. Overall Physical progress of the Sale building No. 2 (Wing A & B) construction as on 08/10/2024 is 58.61% as per physical site inspection.
- viii. Overall Physical progress of the rehab (Wing C) & sale building (Wing A & B) construction as on 08/10/2024 is 64.95% as per physical site inspection.

**NOTE:**

- ✓ As per site inspection, Sale building no. 2, Wing B block work is completed upto 23<sup>rd</sup> floor.
- ✓ Copy of Sale Building No. 2 (Wing A & B) 5th Commencement Certificate No. KE/PVT/0232/20180327/AP/S-2 dated 08.05.2024 issued by Slum Rehabilitation Authority (SRA).
- ✓ (This CC is endorsed for the work for Wing A: Ground Floor + 23rd Upper Floor including LMR & OHWT & Wing B: Ground Floor + 23rd Upper Floor for RCC framework and brick work upto 11(pt.) floor as per approved plan 05.04.2024)
- ✓ Hence, further approval for block work from 11<sup>th</sup> (Part) to 23<sup>rd</sup> floor work is not provided for the verification and same is not considered for the plinth area calculation in this LIE report.

1.

**DECLARATION**

- a. The information furnished in the report is based on our 5<sup>th</sup> site visit Dated 08/10/2024 & Document Provided by Client.
- b. Vastukala 4<sup>th</sup> LIE Report of the project dated 25/07/2024.
- c. I have no direct and indirect interest in the property examined for report.
- d. I have not been found guilty of misconduct in my professional capacity.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.****Director****Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

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

**Auth. Sign.**

Encl.: LIE report



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## 1. Purpose & Methodology

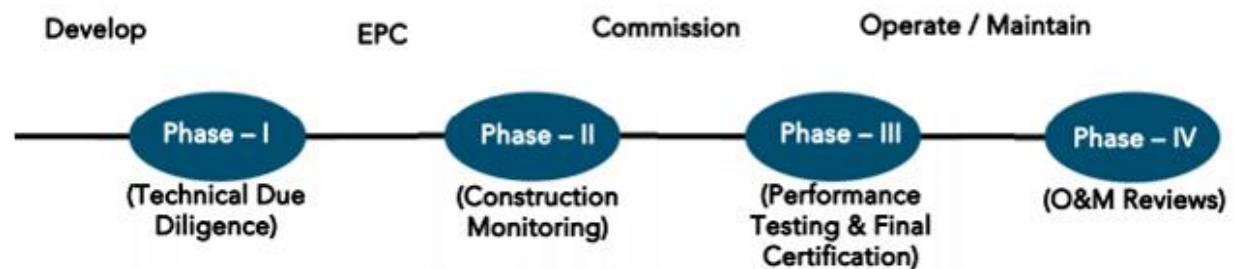
- State Bank of India Banks and financial institutions require monitoring & an independent review of the progress of the sanctioned projects

**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/ SME Chembur Branch / Ashtavinayak Apartments (12408/2309074) Page 5 of 51

**FIFTH LENDER'S INDEPENDENT ENGINEER REPORT  
OF  
"ASHTAVINAYAK APARTMENTS"**

"Ashtavinayak Apartments", Proposed S. R. Scheme Residential building on Plot bearing C.T.S. No. 68, 68/1, to 20, 69, 70, 70/1 to 26, 71, 71/1 to 38, 72, 72/1 to 26, 73, 73/1 to 14, 74 & 74/1 to 17, Village – Majas, Jogeshwari (East), Taluka – Andheri, Mumbai – 400 060, State – Maharashtra, Country – India

**Latitude Longitude: 19°08'11.8"N 72°51'41.8"E**



**NAME OF DEVELOPER: M/s. Shiv Shruti Developers LLP**

Pursuant to instructions from State of India, SME Chembur Branch, Mumbai we have duly visited, inspected, surveyed & assessed the above said property on **08<sup>th</sup> October 2024** to determine the fair & reasonable market value of the said property/project as on Quarter ending **30<sup>th</sup> September 2024** for LIE purpose.

**1. Location Details:**

Proposed S. R. Scheme Residential building on Plot bearing C.T.S. No. 68, 68/1, to 20, 69, 70, 70/1 to 26, 71, 71/1 to 38, 72, 72/1 to 26, 73, 73/1 to 14, 74 & 74/1 to 17, Village – Majas, Jogeshwari (East), Taluka – Andheri, Mumbai – 400 060. It is about 3.20 Km. travelling distance from Jogeshwari (East) Railway station. Surface transport to the property is by buses, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The area is higher middle class & developed.

**2. Developer Details:**

<b>Name of builder</b>	<b>M/s. Shiv Shruti Developers LLP</b>
<b>Project Rera Registration Number</b>	<b>P51800049920</b>
<b>Registered office address</b>	Office No. 201A, 2nd Floor, Wing No. A, Vikas Vertex, Behind Andheri Police Station, Andheri (East), Mumbai – 400 069, State - Maharashtra, Country – India
<b>Contact details</b>	<b>Contact Person:</b> Mrs. Mona Mehta Mobile No. 7977952834

E – mail ID and website

**3. Boundaries of the Property:**

Direction	Particulars
On or towards North	Slum Area
On or towards South	Under Construction Building
On or towards East	Road
On or towards West	Open & Slum Area



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## 2. Introduction

As per Information on site M/s. Shiv Shruti Developers LLP has acquired land by Sale Agreement dated 29.12.2020 through registered agreement vide No. BDR-18-1136-2021 dated 22.01.2021 admeasuring area is 3,217.80 Sq. M. bearing C.T.S. No. 68, 68/1, to 20, 69, 70, 70/1 to 26, 71, 71/1 to 38, 72, 72/1 to 26, 73, 73/1 to 14, 74 & 74/1 to 17. For the Proposed Residential Building.

## 3. Area Statement:

### 3.1. Land:

Date	Particular	Area in Sq. M.
29.12.2020	CTS No. 68, 68/1, to 20, 69, 70, 70/1 to 26, 71, 71/1 to 38, 72, 72/1 to 26, 73, 73/1 to 14, 74 & 74/1 to 17	3,217.80
	TOTAL	3,217.80

- Copy of Sale Agreement dated 29.12.2020 between M/s. Aishwarya Light Construction Company (The Vendor) and M/s. Shiv Shruti Developers LLP (The Purchasers) through registered agreement vide No. BDR-18-1136-2021 dated 22.01.2021.
- Copy of Rectification Deed dated 29.06.2021 between M/s. Aishwarya Light Construction Company (The Vendor) and M/s. Shiv Shruti Developers LLP (The Purchasers) through registered agreement vide No. BDR-18-8232-2021 dated 05.07.2021.

### 3.2. Building Area:

#### 3.2.1. As per Approved Plan:

I	Area Statement	33(10)	30 (non-Slum)	Total Area in Sq. M.
1	Gross area of plot	3062.75	155.05	3217.8
a	Area of Road Set back / D.P Road			
2	Deductions for			
(A)	For Reservation/ Road area			
a	Road set-back area to be handed over (100%)			
(B)	For Amenity area			
a	Area of Amenity plot/plots to be handed over as per dcr 14(a)			
b	Area of amenity plot/plots to be handed over as per dcr 14(b)			
c	Area of amenity plot/plots to be handed over as per dcr 15			
d	Area of amenity plot/plots to be handed over as per dcr 35			

I	Area Statement	33(10)	30 (non-Slum)	Total Area in Sq. M.				
(C)	Deductions for existing built-up area to be retained if any							
a	Land component of existing bua as per regulation under which the development was allowed							
3	Total deductions: [2(A)+2(B) +2(C)]							
4	Balance area of plot (1 minus 3)	3062.75	155.05	3217.8				
4a	Addition For							
A	For Reservation / Road Area							
a	Road Set-Back Area to be Handed Over (100%)							
	Total							
5	Plot area under development (As per Sr. No. 4 above)	3062.75	155.05	3217.8				
6	Zonal (basic) fsi (1 or 1.33)		155.05	155.05				
7	Permissible built-up area as per zonal(basic) fsi (5*6) (in case of mill land permissible built up area kept in abeyance)							
8	Built up area equal to area of land handed over as per 3(a) of regulation 30(a)							
9	Built up area in lieu of cost of construction of built-up amenity to be handed over							
10	Built up area due to "additional fsi on payment of premium" as per table no 12 of regulation no 30(a) subject to regulation no 30(a)3		77.52	77.52				
11	Built up area due to admissible "tdr" as per table no 12 of regulation no 30(a) subject to regulation no 30(a)3		139.54	139.54				
12	Permissible built up area (7 + 8 + 9 + 10 + 11)		372.11	372.11				
13	Proposed built up area							
	Bldgs.	Rehab Bua	Sale Resi. BUA	Sale Comm. BUA.	Clubbing PTC BUA			
	Rehab Building No.1	6168.86	-	-	-			
	Sale Bldg. No. 2 (U/R)	1003.88	6479.88	32.99	-			
14	Excess PTC Counted in Sale	-	-	-	-	-	-	-
15	Total Clubbing PTC Area	-	-	-	7116.84	-	-	7116.84
16	Total Rehab BUA	7172.74	-	-	-	7172.74	-	7172.74
17	Total Rehab Component Area	12052.36						12052.36
18	Incentive Sale Area (17 x 1.10)	13257.60						13198.36
19	Total Area Permissible (16 + 18)	20430.34	372.11					20802.45
20	Total Sale Permissible area for the scheme	13257.60	372.11					13629.71
21	Sanctioned FSI.	6.66	2.4					
22	PTC received from FP No. 109 of TPS Borivali No. III TPS scheme in R / Central ward							7116.84

I	Area Statement	33(10)	30 (non-Slum)	Total Area in Sq. M.
23	Sale BUA transferred to FP No. 109 of TPS Borivali No. III TPS scheme in R / Central ward			7116.84
24	Balance sale BUA for the scheme (20 – 23)			6512.87
25	Total Sale BUA Proposed	6479.88	32.99	6512.87
26	Total Proposed BUA (PTC + Rehab + Sale) (15 + 16 + 25)	20117.25	372.11	20800.44
27	Fungible compensatory area as per regulation no 31(3)			
a)	i) Permissible Fungible Compensatory area for Rehab component without charging premium			2510.46
	ii) Fungible Compensatory area availed for Rehab component without charging premium			350.28
b)	i) Sale Commercial Area			32.99
	ii) Permissible Sale Commercial Fungible Compensatory area by charging premium			11.55
	iii) Sale Commercial Fungible Compensatory area availed on payment of premium already paid wide receipt no. 76399 dated 01/04/2024			11.54
c)	i) Sale Residential Area			6479.88
	ii) Permissible Sale Residential Fungible Compensatory area by charging premium			2267.96
	iii) Sale Residential Fungible Compensatory area availed on payment of premium already paid wide receipt no. 76399 dated 01/04/2024			2267.96
28	Total Sale Built up Area proposed including Fungible Compensatory Area [27(b)(i) + 27(b)(iii) + 27(c)(i) + 27(c)(iii)]			8789.65
29	FSI consumed on Net Plot [ 19/4 ]	6.46	2.4	
II	Other Requirements			
A	Reservation/Designation			
a	Name of Reservation			
b	Area of Reservation affecting the plot			
	Area of Reservation land to be handed/ handed over as per Regulation No.17			
	Built up area of Amenity to be handed over as per Regulation No.17			
	Area/ Built up Area of Designation			
	Plot area/ Built up Amenity to be Handed Over as per Regulation No			
	i) 14(A)			
	ii) 14(B)			
	iii) 15			
	Requirement of Open Space in Layout/ Plot as per Regulation No. 27			
	Tenement Statement			
	(i) Proposed built up area (13 above)			Refer above statements
	(ii) Less deduction of Non-residential area (Shop etc.)			
	(iii) Area available for tenements [(i) minus (ii).]			
	(iv) Tenements permissible (Density of tenements/hectare)			
	(v) Total number of Tenements proposed on the plot			
	Parking Statement			
	(i) Parking required by Regulations for.-			Refer above statements
	Scooter/Motor cycle			
	Outsider (Visitors)			
	(ii) Covered garage permissible			



I	Area Statement	33(10)	30 (non-Slum)	Total Area in Sq. M.
	(iii) Covered garages proposed			
	Scooter/Motor cycle			
	Outsider (Visitors)			
	(iv) Total parking provided			
	Transport Vehicles Parking			
	(i) Spaces for transport vehicles parking required by Regulations			
	(ii) Total No. of transport vehicles parking spaces provided			

#### 4. List of Approvals:

- Copy of Letter of Intent (LOI) No. KE/PVT/0232/20180327/LOI dated 31.03.2022 issued by Slum Rehabilitation Authority (SRA).
- Copy of Rehab Building No. 1 IOA Letter No. KE/PVT/0232/20180327/AP/R – 1 dated 21.04.2022 issued by Slum Rehabilitation Authority (SRA).
- Copy of Sale Building No. 2 IOA Letter No. KE/PVT/0232/20180327/AP/S-2 dated 21.04.2022 issued by Slum Rehabilitation Authority (SRA).
- Copy of Rehab Building No. 1 Approved Plan No. KE/PVT/0232/20180327/AP/R – 1 dated 21.04.2022 issued by Slum Rehabilitation Authority (SRA).

Approved upto: Wing C: Ground Floor + 1st to 23rd Upper Residential Floor

- Copy of Sale Building No. 2 Approved Plan No. SRA/ENG/KE/PVT/0232/20180327/AP/S-2 dated 21.04.2022 issued by Slum Rehabilitation Authority (SRA).

Approved upto:

Wing A: Ground Floor + 1st to 11th Upper Residential Floor

Wing B: Ground Floor + 1st to 23rd Upper Residential Floor

- Copy of Amended Sale Building No. 2 Approved Plan No. KE/PVT/0232/20180327/AP/S-2 dated 05.04.2024 issued by Slum Rehabilitation Authority (SRA).

Approved upto:

Wing A: Stilt Floor (Part) + Ground Floor (Part) + 1st to 23rd Upper Residential Floor

Wing B: Stilt Floor (Part) + Ground Floor (Part) + 1st to 23rd Upper Residential Floor

- Copy of Sale Building No. 2 Concession / Architect Plan drawn by M/s. Jiyani Consultancy LLP.

Wing A: Ground Floor + 1st to 23rd Upper Residential Floor

Wing B: Ground Floor + 1st to 23rd Upper Residential Floor

- Copy of Rehab Building No. 1 (Wing C) 1<sup>st</sup> Commencement Certificate No. KE/PVT/0232/20180327/AP/R-1 dated 11.03.2022 issued by Slum Rehabilitation Authority (SRA).

(This CC is endorsed for the work for Wing C: Plinth level Work)

- Copy of Rehab Building No. 1 (Wing C) 2<sup>nd</sup> Commencement Certificate No. KE/PVT/0232/20180327/AP/R-1 dated 06.09.2022 issued by Slum Rehabilitation Authority (SRA).

(This CC is endorsed for the work for Wing C: Ground Floor + 14th Upper Floor as per approved plan dated 21.04.2022)

- Copy of Rehab Building No. 1 (Wing C) 3<sup>rd</sup> Commencement Certificate No. KE/PVT/0232/20180327/AP/R-1 dated 05.09.2023 issued by Slum Rehabilitation Authority (SRA).

(This CC is endorsed for the work for Wing C: Ground Floor + 23rd Upper Floor + LMR + OHT as per approved plan dated 21.04.2022)



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12. Copy of Sale Building No. 2 (Wing A & B) 1<sup>st</sup> Commencement Certificate No. KE/PVT/0232/20180327/AP/S-2 dated 11.03.2023 issued by Slum Rehabilitation Authority (SRA).

(This CC is endorsed for the work for Wing A & B : Plinth level work)

13. Copy of Sale Building No. 2 (Wing A & B ) 2<sup>nd</sup> Commencement Certificate No. KE/PVT/0232/20180327/AP/S-2 dated 25.11.2022 issued by Slum Rehabilitation Authority (SRA).

(This CC is endorsed for the work for Wing A: Ground Floor + 6th Upper Floor as per approved plan 21.04.2022)

14. Copy of Sale Building No. 2 (Wing A & B ) 3<sup>rd</sup> Commencement Certificate No. KE/PVT/0232/20180327/AP/S-2 dated 24.02.2023 issued by Slum Rehabilitation Authority (SRA).

(This CC is endorsed for the work for Wing A: Ground Floor + 11th Upper Floor & Wing B: Ground Floor + 12th Upper Floor as per approved plan 21.04.2022)

15. Copy of Sale Building No. 2 (Wing A & B ) 4<sup>th</sup> Commencement Certificate No. KE/PVT/0232/20180327/AP/S-2 dated 09.11.2023 issued by Slum Rehabilitation Authority (SRA).

(This CC is endorsed for the work for Wing A: Ground Floor + 11th Upper Floor & Wing B: Ground Floor + 21st (part) Upper Floor as per approved plan 21.04.2022)

16. Copy of Sale Building No. 2 (Wing A & B ) 5<sup>th</sup> Commencement Certificate No. KE/PVT/0232/20180327/AP/S-2 dated 08.05.2024 issued by Slum Rehabilitation Authority (SRA).

(This CC is endorsed for the work for Wing A: Ground Floor + 23rd Upper Floor including LMR & OHWT & Wing B: Ground Floor + 23rd Upper Floor for RCC framework and brick work upto 11(pt.) floor as per approved plan 05.04.2024)

## 5. LEVEL OF COMPLETION:

### 5.1. Rehab Buidling No. 1 (Wing C)

Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Work Completion as 4 <sup>th</sup> LIE Report	Work Completion as on 08.10.2024
1	Excavation & Shore Piling			Work is completed	Work is completed
2	Ground Floor	627.92	627.92	Slab work is completed	Slab work is completed
3	1st Floor	627.92	627.92	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, lobby flooring work, firefighting, electrical fitting is completed. Internal painting work is in progress.	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, lobby flooring work, firefighting, electrical fitting is completed. Internal painting work is in progress.
4	2nd Floor	627.92	627.92	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, lobby flooring work, firefighting, electrical fitting is	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, lobby flooring work, firefighting, electrical fitting is

Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Work Completion as 4 <sup>th</sup> LIE Report	Work Completion as on 08.10.2024
				completed. Internal painting work is in progress.	completed. Internal painting work is in progress.
5	3rd Floor	584.55	584.55	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, lobby flooring work, firefighting, electrical fitting is completed. Internal painting work is in progress.	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, lobby flooring work, firefighting, electrical fitting is completed. Internal painting work is in progress.
6	4th Floor	584.55	584.55	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, lobby flooring work, firefighting, electrical fitting is completed. Internal painting work is in progress.	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, lobby flooring work, firefighting, electrical fitting is completed. Internal painting work is in progress.
7	5th Floor	584.55	584.55	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, lobby flooring work, firefighting, electrical fitting is completed. Internal painting work is in progress.	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, lobby flooring work, firefighting, electrical fitting is completed. Internal painting work is in progress.
8	6th Floor	584.55	584.55	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, lobby flooring work, firefighting, electrical fitting is completed. Internal painting work is in progress.	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, lobby flooring work, firefighting, electrical fitting is completed. Internal painting work is in progress.
9	7th Floor	584.55	584.55	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform,	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform,

Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Work Completion as 4 <sup>th</sup> LIE Report	Work Completion as on 08.10.2024
				Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, lobby flooring work, firefighting, electrical fitting is completed. Internal painting work is in progress.	Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, lobby flooring work, firefighting, electrical fitting is completed. Internal painting work is in progress.
10	8th Floor	584.66	584.66	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, lobby flooring work, firefighting, electrical fitting is completed. Internal painting work is in progress.	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, lobby flooring work, firefighting, electrical fitting is completed. Internal painting work is in progress.
11	9th Floor	584.55	584.55	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, lobby flooring work, firefighting, electrical fitting is completed. Internal painting work is in progress.	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, lobby flooring work, firefighting, electrical fitting is completed. Internal painting work is in progress.
12	10th Floor	584.55	584.55	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, lobby flooring work, firefighting is completed. Internal painting work is in progress.	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, lobby flooring work, firefighting is completed. Internal painting work is in progress.
13	11th Floor	584.55	584.55	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, lobby flooring work, firefighting is completed.	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, lobby flooring work, firefighting is completed.



Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Work Completion as 4 <sup>th</sup> LIE Report	Work Completion as on 08.10.2024
				Internal painting work is in progress.	Internal painting work is in progress.
14	12th Floor	584.55	584.55	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, lobby flooring work, firefighting is completed. Internal painting work is in progress.	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, lobby flooring work, firefighting is completed. Internal painting work is in progress.
15	13th Floor	584.55	584.55	Slab work, Blockwork, Door & Window Frames work, Plaster work is completed	Slab work, Blockwork, Door & Window Frames work, Plaster work is completed
16	14th Floor	584.55	584.55	Slab work, block work, door & window frame work, plaster work, gypsum, water proofing, kitchen platform & tiling work is completed	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, lobby flooring work, firefighting is completed. Internal painting work is in progress.
17	15th Floor	585.30	585.30	Slab work, block work, door & window frame work, plaster work, gypsum, water proofing, kitchen platform work is completed	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, lobby flooring work, firefighting is completed. Internal painting work is in progress.
18	16th Floor	584.55	584.55	Slab work, block work, door & window frame work, plaster work, gypsum, water proofing, kitchen platform work is completed	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, lobby flooring work, firefighting is completed. Internal painting work is in progress.

Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Work Completion as 4 <sup>th</sup> LIE Report	Work Completion as on 08.10.2024
19	17th Floor	584.55	584.55	Slab work, block work, door & window frame work, plaster work, gypsum, water proofing, kitchen platform work is completed	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, lobby flooring work, firefighting is completed. Internal painting work is in progress.
20	18th Floor	584.55	584.55	Slab work, block work, door & window frame work, plaster work, gypsum, water proofing, kitchen platform work is completed	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, lobby flooring work, firefighting is completed. Internal painting work is in progress.
21	19th Floor	584.55	584.55	Slab work, block work, door & window frame work, plaster work, gypsum, water proofing, kitchen platform work is completed	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, lobby flooring work, firefighting is completed. Internal painting work is in progress.
22	20th Floor	584.55	584.55	Slab work, block work, door & window frame work, plaster work, gypsum, water proofing work is completed	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, lobby flooring work, firefighting is completed. Internal painting work is in progress.
23	21st Floor	584.55	584.55	Slab work, block work, door & window frame work, plaster work, gypsum, water proofing work is completed	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring,

Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Work Completion as 4 <sup>th</sup> LIE Report	Work Completion as on 08.10.2024
					electrical & plumbing concealed, lobby flooring work, firefighting is completed. Internal painting work is in progress.
24	22nd Floor	584.55	584.55	Slab work, block work, door & window frame work is completed, gypsum work is in progress	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, lobby flooring work, firefighting is completed. Internal painting work is in progress.
25	23rd Floor	584.55	584.55	Slab work, block work, door & window frame work is completed	Slab work, Blockwork, Plaster work, Door & Window install, Gypsum work, Kitchen Platform, Flooring work, Kitchen dadoing & Toilet dadoing work, flooring, electrical & plumbing concealed, lobby flooring work, firefighting is completed. Internal painting work is in progress.
26	Terrace	264.56	264.56	Slab work, OHT water tank, block work, parapet wall, plaster work, water proofing work is completed	Slab work, OHT water tank, block work, parapet wall,, Plaster work, water proofing , Door install, flooring, electrical & plumbing concealed work, firefighting is completed. Internal painting work is in progress.
<b>Total</b>		14,424.73	14,424.73		
<b>No. of Puzzle Car Parking</b>		27 Nos			

### 5.2. Sales Building No. 3 (Wing A & B)

Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Work Completion as 4 <sup>th</sup> LIE Report	Work Completion as on 08.10.2024
1	Excavation & Shore Piling			Work is Completed	Work is Completed
2	Ground Floor	1,138.60	1,138.60	Wing A & B: Slab Work is completed	Wing A & B: Slab Work is completed
3	1st Floor	1,138.60	1,138.60	Wing A: Slab work, Blockwork, Internal Plaster work, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, kitchen & toilet tiling work are completed and windows are installed. Flooring work is in progress Wing B: Slab work, Blockwork, Internal Plaster work, Gypsum, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, firefighting, flooring, kitchen & toilet tiling, works are completed and windows are installed	Wing A: Slab work, Blockwork, Internal Plaster work, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, kitchen & toilet tiling work are completed and windows are installed. Flooring work is in progress Wing B: Slab work, Blockwork, Internal Plaster work, Gypsum, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, firefighting, flooring, kitchen & toilet tiling, works are completed and windows are installed
4	2nd Floor	1,138.60	1,138.60	Wing A: Slab work, Blockwork, Internal Plaster work, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, kitchen & toilet tiling work are completed and windows are installed. Flooring work is in progress Wing B: Slab work, Blockwork, Internal Plaster work, Gypsum, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, firefighting, flooring, kitchen & toilet tiling, works are completed and windows are installed	Wing A: Slab work, Blockwork, Internal Plaster work, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, kitchen & toilet tiling work are completed and windows are installed. Flooring work is in progress Wing B: Slab work, Blockwork, Internal Plaster work, Gypsum, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, firefighting, flooring, kitchen & toilet tiling, works are completed and windows are installed
5	3rd Floor	1,131.03	1,131.03	Wing A: Slab work, Blockwork, Internal Plaster work, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work,	Wing A: Slab work, Blockwork, Internal Plaster work, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work,



Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Work Completion as 4 <sup>th</sup> LIE Report	Work Completion as on 08.10.2024
				kitchen & toilet tiling work are completed and windows are installed. Flooring work is in progress Wing B: Slab work, Blockwork, Internal Plaster work, Gypsum, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, firefighting, flooring, kitchen & toilet tiling, works are completed and windows are installed	kitchen & toilet tiling work are completed and windows are installed. Flooring work is in progress Wing B: Slab work, Blockwork, Internal Plaster work, Gypsum, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, firefighting, flooring, kitchen & toilet tiling, works are completed and windows are installed
6	4th Floor	1,126.92	1,126.92	Wing A: Slab work, Blockwork, Internal Plaster work, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, kitchen & toilet tiling work are completed and windows are installed. Flooring work is in progress Wing B: Slab work, Blockwork, Internal Plaster work, Gypsum, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, firefighting, flooring, kitchen & toilet tiling, works are completed and windows are installed	Wing A: Slab work, Blockwork, Internal Plaster work, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, kitchen & toilet tiling work are completed and windows are installed. Flooring work is in progress Wing B: Slab work, Blockwork, Internal Plaster work, Gypsum, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, firefighting, flooring, kitchen & toilet tiling, works are completed and windows are installed
7	5th Floor	1,126.92	1,126.92	Wing A: Slab work, Blockwork, Internal Plaster work, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, kitchen & toilet tiling work are completed and windows are installed. Flooring work is in progress Wing B: Slab work, Blockwork, Internal Plaster work, Gypsum, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, firefighting, flooring,	Wing A: Slab work, Blockwork, Internal Plaster work, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, kitchen & toilet tiling work are completed and windows are installed. Flooring work is in progress Wing B: Slab work, Blockwork, Internal Plaster work, Gypsum, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, firefighting, flooring,

Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Work Completion as 4 <sup>th</sup> LIE Report	Work Completion as on 08.10.2024
				kitchen & toilet tiling, works are completed and windows are installed	kitchen & toilet tiling, works are completed and windows are installed
8	6th Floor	1,126.92	1,126.92	Wing A: Slab work, Blockwork, Internal Plaster work, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, kitchen & toilet tiling work are completed and windows are installed. Flooring work is in progress Wing B: Slab work, Blockwork, Internal Plaster work, Gypsum, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, firefighting, flooring, kitchen & toilet tiling, works are completed and windows are installed	Wing A: Slab work, Blockwork, Internal Plaster work, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, kitchen & toilet tiling work are completed and windows are installed. Flooring work is in progress Wing B: Slab work, Blockwork, Internal Plaster work, Gypsum, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, firefighting, flooring, kitchen & toilet tiling, works are completed and windows are installed
9	7th Floor	1,126.92	1,126.92	Wing A: Slab work, Blockwork, Internal Plaster work, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, are completed and windows are installed Wing B: Slab work, Blockwork, Internal Plaster work, Gypsum, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, firefighting, flooring, kitchen & toilet tiling, works are completed and windows are installed	Wing A: Slab work, Blockwork, Internal Plaster work, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, kitchen & toilet tiling work are completed and windows are installed. Flooring work is in progress Wing B: Slab work, Blockwork, Internal Plaster work, Gypsum, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, firefighting, flooring, kitchen & toilet tiling, works are completed and windows are installed
10	8th Floor	1,139.10	1,139.10	Wing A: Slab work, Blockwork, Internal Plaster work, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, are completed and windows are installed	Wing A: Slab work, Blockwork, Internal Plaster work, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, kitchen & toilet tiling work are completed and windows are

Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Work Completion as 4 <sup>th</sup> LIE Report	Work Completion as on 08.10.2024
				Wing B: Slab work, Blockwork, Internal Plaster work, Gypsum, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, firefighting, flooring, kitchen & toilet tiling, works are completed and windows are installed	installed. Flooring work is in progress Wing B: Slab work, Blockwork, Internal Plaster work, Gypsum, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, firefighting, flooring, kitchen & toilet tiling, works are completed and windows are installed
11	9th Floor	1,126.92	1,126.92	Wing A: Slab work, Blockwork, Internal Plaster work, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, are completed and windows are installed Wing B: Slab work, Blockwork, Internal Plaster work, Gypsum, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, firefighting, flooring, kitchen & toilet tiling, works are completed and windows are installed	Wing A: Slab work, Blockwork, Internal Plaster work, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, kitchen & toilet tiling work are completed and windows are installed. Flooring work is in progress Wing B: Slab work, Blockwork, Internal Plaster work, Gypsum, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, firefighting, flooring, kitchen & toilet tiling, works are completed and windows are installed
12	10th Floor	1,126.92	1,126.92	Wing A: Slab work, block work & plaster work is completed. Wing B: Slab work, Blockwork, Internal Plaster work, Door & Window Frame, Kitchen Platform, Plumbing conceal works are completed	Wing A: Slab work, Blockwork, Internal Plaster work, Door & Window Frame, Kitchen Platform, Plumbing conceal works, waterproofing work, kitchen & toilet tiling work are completed and windows are installed. Flooring work is in progress Wing B: Slab work, Blockwork, Internal Plaster work, Door & Window Frame, Kitchen Platform, Plumbing conceal works are completed
13	11th Floor	1,126.92	1,126.92	Wing A: Slab work is completed Wing B: Slab work, block work	Wing A: Slab work is completed Wing B: Slab work, block work

Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Work Completion as 4 <sup>th</sup> LIE Report	Work Completion as on 08.10.2024
				is completed, plaster work is in progress	is completed, plaster work is in progress
14	12th Floor	1,126.92	1,126.92	Wing A: Slab work is completed Wing B: Slab work, block work is completed, plaster work is in progress	Wing A: Slab work is completed Wing B: Slab work, block work is completed, plaster work is in progress
15	13th Floor	1,126.92	1,126.92	Wing A: Slab work is completed Wing B: Slab work, block work is completed, plaster work is in progress	Wing A: Slab work is completed Wing B: Slab work, block work is completed, plaster work is in progress
16	14th Floor	1,126.92	1,126.92	Wing A: Slab work is completed Wing B: Slab work, block work is completed, plaster work is in progress	Wing A: Slab work is completed Wing B: Slab work, block work is completed, plaster work is in progress
17	15th Floor	1,129.81	1,129.81	Wing A: Slab work is completed Wing B: Slab work, block work is completed	Wing A: Slab work is completed Wing B: Slab work, block work is completed, plaster work is in progress
18	16th Floor	1,126.92	1,126.92	Wing A: Slab work is completed Wing B: Slab work, block work is completed	Wing A: Slab work is completed Wing B: Slab work, block work is completed, plaster work is in progress
19	17th Floor	1,126.92	563.46	Wing B: Slab work is completed	Wing A: Slab work is completed Wing B: Slab work, block work is completed, plaster work is in progress
20	18th Floor	1,126.92	563.46	Wing B: Slab work is completed	Wing A: Slab work is completed Wing B: Slab work, block work is completed, plaster work is in progress
21	19th Floor	1,126.92	563.46	Wing B: Slab work is completed	Wing A: Slab work is completed Wing B: Slab work, block work is completed, plaster work is in progress
22	20th Floor	1,126.92	563.46	Wing B: Slab work is completed	Wing A: Slab work is completed Wing B: Slab work is completed



Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Work Completion as 4 <sup>th</sup> LIE Report	Work Completion as on 08.10.2024
23	21st Floor	1,126.92	563.46	Wing B: Slab work is completed	Wing A: Slab work is completed Wing B: Slab work, block work is completed, plaster work is in progress
24	22nd Floor	1,134.51	567.25	Wing B: Slab work is completed	Wing A: Shuttering work is completed Wing B: Slab work, block work is completed, plaster work is in progress
25	23rd Floor	1,134.49	567.24	Wing B: Slab work is completed	Wing B: Slab work, block work is completed, plaster work is in progress
26	Terrace Floor	302.44		Wing B: Shuttering work is in progress	Wing B: Slab work is completed
<b>Total</b>		27,417.85	23,163.62		
<b>No. of Puzzle Car Parking</b>		78 Nos			

**NOTE:**

- ✓ As per site inspection, Sale building no. 2, Wing B block work is completed upto 23<sup>rd</sup> floor.
- ✓ Copy of Sale Building No. 2 (Wing A & B) 5th Commencement Certificate No. KE/PVT/0232/20180327/AP/S-2 dated 08.05.2024 issued by Slum Rehabilitation Authority (SRA).
- ✓ (This CC is endorsed for the work for Wing A: Ground Floor + 23rd Upper Floor including LMR & OHWT & Wing B: Ground Floor + 23rd Upper Floor for RCC framework and brick work upto 11(pt.) floor as per approved plan 05.04.2024)
- ✓ Hence, further approval for block work from 11<sup>th</sup> (Part) to 23<sup>rd</sup> floor work is not provided for the verification and same is not considered for the plinth area calculation in this LIE report.

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

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

Particulars	Estimated Cost (in Cr.)	Incurring Cost (In Cr.) till 30.09.2024 by M/s. Varma & Associates	Incurring Cost (In Cr.) till 30.06.2024 by M/s. Varma & Associates	Net
Land Cost	0.38	0.44	0.44	-
Rent Cost	11.26	10.58	10.58	-
Construction Cost of Rehab Building	30.97	62.55	58.40	4.15
Construction Cost of Sale Building	85.33			
Premium Cost / FSI / GOM Charges / fees / security Deposits & TDR Cost	13.00	15.77	14.82	0.95
Architect Cost, RCC & Other Professional Cost	2.33	1.17	1.16	0.01
Administrative Cost	1.16	4.05	3.42	0.63
Marketing Cost	5.07			
Interest Cost (Bank Loan)	4.00	2.15	1.59	0.56
Contingency Cost	1.74	1.37	1.37	-
<b>Total</b>	<b>155.24</b>	<b>98.08</b>	<b>91.78</b>	<b>6.30</b>

- ✓ The Builder has incurred about 62.55 Cr. as construction cost of all buildings, 15.77 Cr. for approval of project, 1.17 Cr. for professional cost, 4.05 Cr. for admin cost & marketing cost, 2.15 Cr. for interest cost & 1.37 Cr. for contingency cost in last quarter till 30.09.2024 as per C.A. certificate issued by M/s. Varma & Associates dated 15.10.2024.

### 6.2. Project Cost: (as per Bills):

Particulars	Incurring Cost (in Cr.)		Net
	30.09.2024 as per Bill (Inclusive GST)	30.06.2024 as per Bill (Inclusive GST)	
Land Cost	0.38	0.38	-
Rent Cost	10.57	10.57	-
Construction cost of Rehab Building	61.57	57.62	3.95
Construction cost of Sale Building			
Premium Cost / FSI / GOM Charges / fees / security Deposits & TDR Cost	16.47	15.52	0.95
Architect Cost, RCC & Other Professional Cost	1.15	1.15	0.01
Administrative Cost	4.19	3.79	0.40
Marketing Cost	0.78	0.39	0.39
Interest Cost	2.15	1.59	0.56
Contingency Cost	-	-	-
<b>Total</b>	<b>97.27</b>	<b>91.01</b>	<b>6.26</b>

Note:

### 6.3. Land Cost:

Sr. No.	Agreement Name	Date	Particulars	Total Cost in ₹	Incurred Cost in ₹
1	Agreement for Sale	24.12.2020	Stamp Duty	31,06,500.00	31,06,500.00
2			Reg. Fees	30,000.00	30,000.00
3				7,700.00	7,700.00
4	Rectification Deed	05.07.2021	Stamp Duty	40,000.00	40,000.00
5			Reg. Fees	30,000.00	30,000.00
6				9,800.00	9,800.00
7	Power of Attorney	22.01.2021	Stamp Duty	500.00	500.00
8			Reg. Fees	100.00	100.00
9				800.00	800.00
10	Surrender Deed	02.01.2023	Purchase Cost	5,50,000.00	5,50,000.00
11			Stamp Duty	38,500.00	38,500.00
	TOTAL			38,13,900.00	38,13,900.00

As per conveyance agreement.

#### Summary of Bills

Sr. No.	Particulars	Amount in ₹ (till 30.06.2024)	Amount in ₹ (in Cr.)	Amount in ₹ (till 30.06.2024)	Amount in ₹ (in Cr.)	Net
1	Construction Cost of Rehab Building	61,57,39,719.00	61.57	57,61,96,382.00	57.62	3.95
2	Construction Cost of Sale Building					
3	Rent Cost	10,56,81,600.00	10.57	10,56,81,600.00	10.57	-
4	Premium Cost / FSI / GOM Charges / fees / security Deposits & TDR Cost	16,47,35,389.00	16.47	15,52,42,571.00	15.52	0.95
5	Professional Cost	1,15,30,10.00	1.15	1,14,73,801.00	1.15	0.01
6	Administrative Cost	4,18,99,186.00	4.19	3,78,61,392.00	3.79	0.40
7	Marketing Cost	78,24,480.00	0.78	39,37,434.00	0.46	0.39
	<b>TOTAL</b>	<b>94,74,10,475.00</b>	<b>94.74</b>	<b>90,62,59,045.00</b>	<b>90.63</b>	<b>5.70</b>

Note: Bills were provided by the client up to 30.09.2024

### 6.4. Interest Cost:

Sr. No	Particulars	Estimate Amount in ₹	Incurred Amount in ₹ (till 30.09.2024)	Incurred Amount in ₹ (till 30.06.2024)	Difference in ₹	Balance Amount in ₹
1	Interest Cost	4,00,00,000.00	2,14,69,339.00	1,58,65,865.00	56,03,474.00	1,85,30,661.00
	<b>TOTAL</b>	<b>4,00,00,000.00</b>	<b>2,14,69,339.00</b>	<b>1,58,65,865.00</b>	<b>56,03,474.00</b>	<b>1,85,30,661.00</b>

Interest Cost is based on discussion with the client.

**6.5. Cost of Construction as on 08<sup>th</sup> October 2024:****6.5.1. Rehab Building No. 1 (Wing C)**

Sr. No.	Floor	Total Constructi on Area in Sq. M.	Completed Area in Sq. M.	Rate per Sq. M.	Full Value after completion	% of work complete d	Actual Expenditure till date in ₹
1	Excavation & Piling Work	5% of Construction Cost of Building			1,44,24,730.00	100%	1,44,24,730.00
2	Ground	627.92	627.92	20,000.00	62,79,200.00	50%	62,79,200.00
3	1st	627.92	627.92	20,000.00	94,18,800.00	86%	1,08,00,224.00
4	2nd	627.92	627.92	20,000.00	94,18,800.00	86%	1,08,00,224.00
5	3rd	584.55	584.55	20,000.00	87,68,250.00	86%	1,00,54,260.00
6	4th	584.55	584.55	20,000.00	87,68,250.00	86%	1,00,54,260.00
7	5th	584.55	584.55	20,000.00	87,68,250.00	86%	1,00,54,260.00
8	6th	584.55	584.55	20,000.00	87,68,250.00	86%	1,00,54,260.00
9	7th	584.55	584.55	20,000.00	87,68,250.00	86%	1,00,54,260.00
10	8th	584.66	584.66	20,000.00	87,69,900.00	86%	1,00,56,152.00
11	9th	584.55	584.55	20,000.00	87,68,250.00	86%	1,00,54,260.00
12	10th	584.55	584.55	20,000.00	87,68,250.00	86%	1,00,54,260.00
13	11th	584.55	584.55	20,000.00	87,68,250.00	86%	1,00,54,260.00
14	12th	584.55	584.55	20,000.00	87,68,250.00	86%	1,00,54,260.00
15	13th	584.55	584.55	20,000.00	81,83,700.00	70%	81,83,700.00
16	14th	584.55	584.55	20,000.00	81,83,700.00	86%	1,00,54,260.00
17	15th	585.30	585.30	20,000.00	81,94,200.00	86%	1,00,67,160.00
18	16th	584.55	584.55	20,000.00	70,14,600.00	86%	1,00,54,260.00
19	17th	584.55	584.55	20,000.00	1,16,91,000.00	86%	1,00,54,260.00
20	18th	584.55	584.55	20,000.00	1,16,91,000.00	86%	1,00,54,260.00
21	19th	584.55	584.55	20,000.00	1,16,91,000.00	86%	1,00,54,260.00
22	20th	584.55	584.55	20,000.00	1,16,91,000.00	86%	1,00,54,260.00
23	21st	584.55	584.55	20,000.00	1,16,91,000.00	86%	1,00,54,260.00
24	22nd	584.55	584.55	20,000.00	1,16,91,000.00	86%	1,00,54,260.00
25	23rd	584.55	584.55	20,000.00	1,16,91,000.00	86%	1,00,54,260.00
26	OHT / LMR	264.56	264.56	20,000.00	52,91,200.00	70%	37,03,840.00
<b>Total Area in Sq. M.</b>		14,424.73	14,424.73		30,29,19,330.00	84.28%	25,52,91,910.00
<b>STACK PARKING Nos.</b>		27.00		2,50,000.00	67,50,000.00		
<b>TOTAL COST OF CONSTRUCTION (A + B)</b>						82.44%	95,52,91,910.00



**6.5.2. Sales Building No. 2 (Wing A & B)**

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 ₹
	Excavation & Piling Work	10% of Construction Cost of Building			7,40,28,200.00	100%	7,40,28,200.00
1	Ground	1,138.60	1,138.60	27,000.00	3,07,42,146.00	50%	1,53,71,073.00
2	1st	1,138.60	1,138.60	27,000.00	3,07,42,146.00	75%	2,30,56,609.50
3	2nd	1,138.60	1,138.60	27,000.00	3,07,42,146.00	75%	2,30,56,609.50
4	3rd	1,131.03	1,131.03	27,000.00	3,05,37,756.00	75%	2,29,03,317.00
5	4th	1,126.92	1,126.92	27,000.00	3,04,26,786.00	75%	2,28,20,089.50
6	5th	1,126.92	1,126.92	27,000.00	3,04,26,786.00	75%	2,28,20,089.50
7	6th	1,126.92	1,126.92	27,000.00	3,04,26,786.00	75%	2,28,20,089.50
8	7th	1,126.92	1,126.92	27,000.00	3,04,26,786.00	75%	2,28,20,089.50
9	8th	1,139.10	1,139.10	27,000.00	3,07,55,646.00	75%	2,30,66,734.50
10	9th	1,126.92	1,126.92	27,000.00	3,04,26,786.00	75%	2,28,20,089.50
11	10th	1,126.92	1,126.92	27,000.00	3,04,26,786.00	75%	2,28,20,089.50
12	11th	1,126.92	1,126.92	27,000.00	3,04,26,786.00	50%	1,52,13,393.00
13	12th	1,126.92	1,126.92	27,000.00	3,04,26,786.00	50%	1,52,13,393.00
14	13th	1,126.92	1,126.92	27,000.00	3,04,26,786.00	50%	1,52,13,393.00
15	14th	1,126.92	1,126.92	27,000.00	3,04,26,786.00	50%	1,52,13,393.00
16	15th	1,129.81	1,129.81	27,000.00	3,05,04,816.00	50%	1,52,52,408.00
17	16th	1,126.92	1,126.92	27,000.00	3,04,26,840.00	50%	1,52,13,393.00
18	17th	1,126.92	563.46	27,000.00	3,04,26,840.00	50%	1,52,13,393.00
19	18th	1,126.92	563.46	27,000.00	3,04,26,840.00	50%	1,52,13,393.00
20	19th	1,126.92	563.46	27,000.00	3,04,26,840.00	50%	1,52,13,393.00
21	20th	1,126.92	563.46	27,000.00	3,04,26,840.00	50%	1,52,13,393.00
22	21st	1,126.92	563.46	27,000.00	3,04,26,840.00	40%	1,21,70,714.40
23	22nd	1,134.51	567.25	27,000.00	3,06,31,770.00	25%	76,57,929.00
24	23rd	1,134.49	567.24	27,000.00	3,06,31,230.00	25%	76,57,794.00
25	OHT / LMR	302.44		27,000.00	81,65,880.00	25%	20,41,470.00
<b>Total Area in Sq. M.</b>		27,417.90	23,163.62		81,43,11,500.00	61.41%	50,01,03,932.90
<b>STACK PARKING Nos.</b>		78.00		5,00,000.00	3,90,00,000.00		-
<b>TOTAL COST OF CONSTRUCTION (A + B)</b>						58.61%	50,01,03,932.90

**6.5.3. SUMMARY TABLE OF PLINTH AREA CALCULATION**

Sr. No.	Building	Total Construction Area in Sq. M.	Full Value after completion	% of work completed	Actual Expenditure till date in ₹
1	Rehab Building No. 1	14,424.73	30,29,19,330.00	84.28%	25,52,91,910.00
2	Sale Building	27,417.90	81,43,11,500.00	61.41%	50,01,03,932.90
	Sub Total (A)	41,842.63	111,72,30,830.00	67.61%	75,53,95,842.90
3	Puzzle Parking of Rehab Building in No.	27.00	67,50,000.00	0%	-
4	Puzzle Parking of Sale Building in No.	78.00	3,90,00,000.00	0%	-
	Sub Total (B)	105.00	4,57,50,000.00	0%	-
<b>Total Cost of Construction (A + B)</b>			<b>116,29,80,830.00</b>	<b>64.95%</b>	<b>75,53,95,842.90</b>

Note: Details of work completed is as per site visit dated 08.10.2024 but report is prepared for 30<sup>th</sup> September quarter 2024.

Particulars	Estimated Cost (In Cr.)	Incurred Cost (in Cr.)			Net
		Issued dated 15.10.2024 till 30.09.2024 as per CA	As per Bills upto 30.09.2024	As per Bills upto 30.06.2024	
Land Cost	0.38	0.44	0.38	0.38	-
Rent Cost	11.26	10.58	10.57	10.57	-
Construction cost of Rehab & Amenity Building	30.97	62.55	61.57	57.62	3.95
Construction cost of Sale Building	85.33				
Premium Cost / FSI / GOM Charges / fees / security Deposits & TDR Cost	13.00	15.77	16.47	15.52	0.95
Architect Cost, RCC & Other Professional Cost	2.33	1.17	1.15	1.15	0.01
Administrative Cost	1.16	4.05	4.19	3.79	0.40
Marketing Cost	5.07		0.78	0.39	0.39
Interest Cost	4.00	2.15	2.15	1.59	0.56
Contingency Cost	1.74	1.37	-	-	-
<b>Total</b>	<b>155.24</b>	<b>98.08</b>	<b>97.27</b>	<b>91.01</b>	<b>6.26</b>

**Note:**

In CA Certificate, security deposits 0.06 Cr. is considered in land cost header & DSRA amount of 1.37 Cr. is considered in contingency cost header but we have not considered same.

We have considered Other Expenses, Printing & Stationery, and Water Bills cost is consider in administrative cost header but CA has considered them in cost of construction header.

We have considered Stamp Duty, Registration Charges and Brokerage against of sale flat are considered in marketing cost header.

*As per site inspection, 82.44% of total work is completed, which amounts to ₹ 25.53 Cr. for Rehab building No. 1 and 58.61% of total work is completed, which amounts to ₹ 50.01 Cr. for Sale Building No. 2. Hence 64.95% of total work is completed in project, which amounts to ₹ 75.54 Cr. However, as per data provided by client, they have incurred the cost of ₹ 61.57 Cr. till 30.09.2024.*

### 6.6. Comparison of Cost incurred on dated 30.09.2024 & 30.06.2024

Particulars	30.09.2024 as per Bill	30.06.2024 as per Bill	Net	% of net amount
Land Cost	0.38	0.38	-	0.00%
Rent Cost	10.57	10.57	-	0.00%
Construction cost of Rehab & Amenity Building	61.57	57.62	3.95	4.06%
Construction cost of Sale Building				
Premium Cost / FSI / GOM Charges / fees / security Deposits & TDR Cost	16.47	15.52	0.95	0.98%
Architect Cost, RCC & Other Professional Cost	1.15	1.15	0.01	0.01%
Administrative Cost	4.19	3.79	0.40	0.41%
Marketing Cost	0.78	0.39	0.39	0.40%
Interest Cost	2.15	1.59	0.56	0.58%
Contingency Cost	-	-	-	0.00%
<b>Total</b>	<b>97.27</b>	<b>91.01</b>	<b>6.26</b>	<b>6.44%</b>

### 6.7. % of Fund Utilised till 30<sup>th</sup> September 2024

Particulars	Estimated Project Cost (in Cr.)	Incurred cost as on 30.09.2024	% of Incurred Cost	% of Estimated Project Cost
Land Cost	0.38	0.38	100.00%	0.25%
Rent Cost	11.26	10.57	93.86%	6.81%
Construction cost of Rehab & Amenity Building	30.97	61.57	52.94%	39.66%
Construction cost of Sale Building	85.33			
Premium Cost / FSI / GOM Charges / fees / security Deposits	13.00	16.47	126.72%	10.61%
Architect Cost, RCC & Other Professional Cost	2.33	1.15	49.49%	0.74%
Administrative Cost	1.16	4.19	361.20%	2.70%
Marketing Cost	5.07	0.78	15.43%	0.50%
Interest Cost	4.00	2.15	53.67%	1.38%
Contingency Cost	1.74	-	0.00%	0.00%
<b>Total</b>	<b>155.24</b>	<b>97.27</b>	<b>62.66%</b>	<b>62.66%</b>

Based on above Calculation it is found that total Project cost incurred is 62.66% of the Total Project Cost.

**7. Means of Finance:**

Sr. No.	Particulars	Exp. Cumulative (Cr.)
1.	Equity share capital / Quassi Loan from Promoter	4.05
2.	Unsecured Loan	51.47
3.	Sales (Advance from customer)	23.42
4.	Bank Loan Amount	23.43
	<b>Total</b>	<b>102.37</b>

The Details of the Means of Finance are provided by Client as on 30.09.2024.

**8. Mandatory Arrangements:**

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

**9. Quality of Construction:**

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

**10. Schedule V/s. Actual Progress:****10.1. Rehab Building No. 1**

Activity	Date of Implementation	Date of Completion	Status
Land	December 2020	July 2021	Completed
Development of Land	April 2022	April 2022	Completed
Foundation Work		10/08/2023	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	01/04/2022		Slab work is completed
6th Floor Slab			Slab work is completed
7th Floor Slab			Slab work is completed
8th Floor Slab			Slab work is completed
9th Floor Slab			Slab work is completed
10th Floor Slab			Slab work is completed
11th Floor Slab			Slab work is completed
12th Floor Slab			Slab work is completed



Activity	Date of Implementation	Date of Completion	Status
13th Floor Slab			Slab work is completed
14th Floor Slab			Slab work is completed
15th Floor Slab	11/08/2023	26/08/2023	Slab work is completed
16th Floor Slab	27/08/2023	11/09/2023	Slab work is completed
17th Floor Slab	12/09/2023	27/09/2023	Slab work is completed
18th Floor Slab	28/09/2023	13/10/2023	Slab work is completed
19th Floor Slab	14/10/2023	29/10/2023	Slab work is completed
20th Floor Slab	30/10/2023	14/11/2023	Slab work is completed
21st Floor Slab	15/11/2023	30/11/2023	Slab work is completed
22nd Floor Slab	01/12/2023	16/12/2023	Slab work is completed
23rd Floor Slab	17/12/2023	01/01/2024	Slab work is completed
Block work / Internal Plaster work	01/04/2023	31/03/2024	Block work is completed Plaster Work is completed
Terrace Parapet wall / Overhead water tank / Lift Machine room / compound wall / External Plaster work	01/07/2024	29/10/2024	Terrace Parapet wall / Overhead water tank work is completed
Electric Work		30/06/2024	Concealed work is completed & remaining work is in progress
Water Proofing			Work is completed
Plumbing Work			Work is in progress
Tiling / Marble Flooring	01/07/2023		Except 13 <sup>th</sup> floor all other floor work is completed & on 13 <sup>th</sup> floor work is in progress
Door Frames			work is completed & remaining work is in progress
Window Installation			work is completed & remaining work is in progress
Staircase Flooring		28/08/2024	work is in progress
Staircase Railing	01/03/2024		
Refuge Area Flooring			
Internal Painting	01/05/2024	28/10/2024	Work is in progress
External Painting			
Lift Work	December 2024		Work is in progress
Fire Fighting Installation			work is completed
Stack Parking			
CP Fitting & Sanitary Work	01/02/2024	29/08/2024	concealed work is completed
Final Finishing & Fitting	December 2024		

**Rehab building work is delay by 3 months.**

## 10.2. Sale Building No. 2 (Wing A)

Activity	Date of Implementation	Date of Completion	Status
Land	December 2020	July 2021	Completed
Development of Land	April 2022	April 2022	Completed
Foundation Work		10/08/2023	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	01/04/2022		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	11/08/2023	29/08/2023	Slab work is Completed
13th Floor Slab	30/08/2023	14/09/2023	Slab work is Completed
14th Floor Slab	15/09/2023	30/09/2023	Slab work is Completed
15th Floor Slab	01/10/2023	16/10/2023	Slab work is Completed
16th Floor Slab	17/10/2023	01/11/2023	Slab work is Completed
17th Floor Slab	02/11/2023	17/11/2023	Slab work is Completed
18th Floor Slab	18/11/2023	03/12/2023	Slab work is Completed
19th Floor Slab	04/12/2023	19/12/2023	Slab work is Completed
20th Floor Slab	20/12/2023	04/01/2024	Slab work is Completed
21st Floor Slab	05/01/2024	20/01/2024	Slab work is Completed, delay by 10 months
22nd Floor Slab	21/01/2024	05/02/2024	
23rd Floor Slab	06/02/2024	21/02/2024	
Block work / Internal Plaster work	01/04/2023	31/03/2024	Work is in progress
Terrace Parapet wall / Overhead water tank / Lift Machine room / compound wall / External Plaster work	01/10/2024	29/01/2025	Wing B: Shuttering work is in progress
Electric Work		30/06/2024	
Water Proofing			Work is in progress
Plumbing Work			Work is in progress
Tiling / Marble Flooring	01/07/2023		Work is in progress
Door Frames			Work is in progress
Window Installation			
Staircase Flooring		31/12/2024	
Staircase Railing	01/01/2024		

Activity	Date of Implementation	Date of Completion	Status
Refuge Area Flooring			
Internal Painting	01/10/2024	28/01/2025	
External Painting			
Lift Work	March 2025		
Fire Fighting Installation			Work is in progress
Stack Parking			
CP Fitting & Sanitary Work	01/07/2023	30/06/2024	
Final Finishing & Fitting	March 2025		

Sale building No. 2 (Wing A) work is delay by 10 months

### 10.3. Sale Building No. 2 (Wing B)

Activity	Date of Implementation	Date of Completion	Status
Land	December 2020	July 2021	Completed
Development of Land	April 2022	April 2022	Completed
Foundation Work		10/08/2023	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	01/08/2022		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	11/08/2023	27/08/2023	Slab work is Completed
9th Floor Slab	28/08/2023	13/09/2023	Slab work is Completed
10th Floor Slab	14/09/2023	30/09/2023	Slab work is Completed
11th Floor Slab	01/10/2023	17/10/2023	Slab work is Completed
12th Floor Slab	18/10/2023	03/11/2023	Slab work is Completed
13th Floor Slab	04/11/2023	20/11/2023	Slab work is Completed
14th Floor Slab	21/11/2023	07/12/2023	Slab work is Completed
15th Floor Slab	08/12/2023	24/12/2023	Slab work is Completed
16th Floor Slab	25/12/2023	10/01/2024	Slab work is Completed
17th Floor Slab	11/01/2024	27/01/2024	Slab work is Completed
18th Floor Slab	28/01/2024	13/02/2024	Slab work is Completed
19th Floor Slab	14/02/2024	01/03/2024	Slab work is Completed
20th Floor Slab	02/03/2024	18/03/2024	Slab work is Completed
21st Floor Slab	19/03/2024	04/04/2024	Slab work is Completed
22nd Floor Slab	05/04/2024	21/04/2024	Slab work is Completed
23rd Floor Slab	22/04/2024	08/05/2024	Slab work is Completed, delay by 3 months
Block work / Internal Plaster work	01/04/2023	31/03/2024	Work is in progress

Activity	Date of Implementation	Date of Completion	Status
Terrace Parapet wall / Overhead water tank / Lift Machine room / compound wall / External Plaster work	01/10/2024	29/01/2025	Slab work is completed,
Electric Work	01/07/2023	30/06/2024	Work is in progress
Water Proofing			
Plumbing Work			
Tiling / Marble Flooring			
Door Frames			
Window Installation	01/01/2024	31/12/2024	Work is in progress
Staircase Flooring			
Staircase Railing			
Refuge Area Flooring	01/08/2024	28/01/2025	Work is in progress
Internal Painting			
External Painting	March 2025		Work is in progress
Lift Work			
Fire Fighting Installation			
Stack Parking	01/01/2024	31/12/2024	
CP Fitting & Sanitary Work			
Final Finishing & Fitting	March 2025		

**Sale building No. 2 (Wing B) work is delay by 3 months.**

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

a. **For Rehab Building No. 1 (Wing C):** Slab work, block work is completed and 1<sup>st</sup> to 9<sup>th</sup> & 10<sup>th</sup> to 23<sup>rd</sup> floor plaster work, gypsum work, door & window frames, waterproofing, kitchen & toilet dadoing, till 12<sup>th</sup> floor flooring, electrical & plumbing concealed, firefighting, electrical fitting work is completed. Parapet wall & OHT tank work is completed.

**Rehab building work is delay by 3 months.**

b. **For Sales Building No. 2 (Wing A):** Till 21<sup>st</sup> Floor Slab work, till 10<sup>th</sup> floor block work, door & windows frames, internal plaster work, gypsum work, is completed and 22<sup>nd</sup> floor shuttering work is in progress

**Sale building No. 2 (Wing A) work is delay by 10 months.**

c. **For Sales Building No. 2 (Wing B):** Till 23<sup>rd</sup> Floor Slab work, block work and door & windows frames, till 10<sup>th</sup> floor plaster work, gypsum work, kitchen platform, flooring, firefighting, waterproofing, kitchen dadoing, door & window frames, electrical & plumbing concealed works are completed and Terrace shuttering work is in progress

**Sale building No. 2 (Wing B) work is delay by 3 months.**

**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.**



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

The cost of Project is ₹ 155.24 Cr.

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

We opinion amount of ₹ 57.97 Cr. Will be required to complete the Project.

**14. Mandatory Approval Status:**

Sr. No.	Particulars	Name of Department	Status	Order Details
1	Letter of Intent (LOI) Building	Slum Rehabilitation Authority (SRA)	Obtained and available at site	KE/PVT/0232/20180327/LOI dated 31.03.2022
2A	Rehab Building No. 1 IOA	Slum Rehabilitation Authority (SRA)	Obtained and available at site	KE/PVT/0232/20180327/AP/R – 1 dated 21.04.2022
2B	Sale Building No. 2 IOA	Slum Rehabilitation Authority (SRA)	Obtained and available at site	KE/PVT/0232/20180327/AP/S-2 dated 21.04.2022
3A	Rehab Building No. 1 Approved Plan	Slum Rehabilitation Authority (SRA)	Obtained and available at site	KE/PVT/0232/20180327/AP/R – 1 dated 21.04.2022
3B	Sale Building No. 2 Approved Plan	Slum Rehabilitation Authority (SRA)	Obtained and available at site	SRA/ENG/KE/PVT/0232/20180327/AP/S-2 dated 21.04.2022
3C	Amended Sale Building No. 2 Approved Plan	Slum Rehabilitation Authority (SRA)	Obtained and available at site	KE/PVT/0232/20180327/AP/S-2 dated 05.04.2024
4A	First C.C. of Rehab Building No. 1	Slum Rehabilitation Authority (SRA)	Obtained and available at site	KE/PVT/0232/20180327/AP/R-1 dated 11.03.2022. This CC is endorsed for the work for Wing C: Plinth level Work
4B	Second C.C. of Rehab Building No. 1	Slum Rehabilitation Authority (SRA)	Obtained and available at site	KE/PVT/0232/20180327/AP/R-1 dated 06.09.2022. This CC is endorsed for the work for Wing C: Ground Floor + 14th Upper Floor as per approved plan dated 21.04.2022
4C	Third C.C. of Rehab Building No. 1	Slum Rehabilitation Authority (SRA)	Obtained and available at site	KE/PVT/0232/20180327/AP/R-1 dated 05.09.2023. This CC is endorsed for the work for Wing C: Ground Floor + 23rd Upper Floor + LMR + OHT as per approved plan dated 21.04.2022
5A	First C.C. of Sale Building No. 2	Slum Rehabilitation Authority (SRA)	Obtained and available at site	KE/PVT/0232/20180327/AP/S-2 dated 11.03.2023. This CC is endorsed for the work for Wing A & B: Plinth level work
5B	Second C.C. of Sale Building No. 2	Slum Rehabilitation Authority (SRA)	Obtained and available at site	KE/PVT/0232/20180327/AP/S-2 dated 25.11.2022. This CC is endorsed for the work for Wing A: Ground Floor + 6th Upper Floor as per approved plan 21.04.2022
6A	Third C.C. of Sale	Slum Rehabilitation	Obtained and	KE/PVT/0232/20180327/AP/S-2

Sr. No.	Particulars	Name of Department	Status	Order Details
	Building No. 2	Authority (SRA)	available at site	dated 24.02.2023. This CC is endorsed for the work for Wing A: Ground Floor + 11th Upper Floor & Wing B: Ground Floor + 12th Upper Floor as per approved plan 21.04.2022
6B	Fourth C.C. of Sale Building No. 2	Slum Rehabilitation Authority (SRA)	Obtained and available at site	KE/PVT/0232/20180327/AP/S-2 dated 09.11.2023 issued by Slum Rehabilitation Authority (SRA). (This CC is endorsed for the work for Wing A: Ground Floor + 11 <sup>th</sup> Upper Floor & Wing B: Ground Floor + 21 <sup>st</sup> (part) Upper Floor as per approved plan 21.04.2022)
6C	Fifth C. C. of Sale of Building No. 2	Slum Rehabilitation Authority (SRA)	Obtained and available at site	KE/PVT/0232/20180327/AP/S-2 dated 08.05.2024 issued by Slum Rehabilitation Authority (SRA). (This CC is endorsed for the work for Wing A: Ground Floor + 23 <sup>rd</sup> Upper Floor including LMR & OHWT & Wing B: Ground Floor + 23 <sup>rd</sup> Upper Floor for RCC framework and brick work upto 11(pt.) floor as per approved plan 05.04.2024)
6D	Sixth C. C. of Sale of Building No. 2	Slum Rehabilitation Authority (SRA)	Pending	
7A	Occupancy of Rehab Building No. 1	Slum Rehabilitation Authority (SRA)	Pending (Project is not completed)	
7B	Occupancy of Sale Building No. 2	Slum Rehabilitation Authority (SRA)	Pending (Project is not completed)	

## 15. Documents Required for Occupancy Certificate

1. Notice u/s 337/342 of MMC Act, 1888 in prescribed format & application u/s 44/69 of MR&TP Act, 1966 along with complete set of plans (15 sets or as required in) as prescribed in the regulation 5(2) of DCR-1991, indicating therein the prominent roads, landmarks in the neighbourhood near the site under reference on the location plan as well as block plan.
2. Form of supervision by Architect / Licensed Surveyor (L.S.) / Structural Engineer / Site Supervisor in the prescribed proforma.
3. ULC Clearance if necessary.
4. Property Register Card in words and in the name of applicant, issued along with City Survey Plan/ True Extract.
5. Triangulation calculation for area of the plot, & Architect / L.S.'s certificate for area of the plot as prescribed in regulation 5(3) (ii) (c) of DCR-1991.
6. Owner/ applicant's affidavit for area of the plot.
7. Certified copy of General Body Resolution of Society wherever applicable or as the conditions may be.
8. In case of GOVT. / MCGM land, NOC from Collector/ Concern Authority of Govt. / Estate dept. of MCGM.

9. Survey Remarks & or B form from T.P.
10. In case plot is to be developed by deriving a "Right of Way", a registered agreement from the concerned owner.
11. Copy of approved layout / sub-division / Amalgamation along with terms & conditions.
12. In case of no cutting of trees, Self-certification by Consultants & Developer for the same along with plan showing the details of tree on plot duly certified by both Architect/ L.S. & Developer.
13. Formation level of Roads from E.E. (Roads) dept.
14. Invert level of nearby manhole from E.E (Sewerage Operation) dept.
15. Invert level remarks from E.E. (S.W.D.) dept. / Survey Remarks.
16. Nalla Remarks from E.E. (S.W.D.) Dept., wherever required.
17. Digitally signed, appointment and acceptance of all consultants appointed by developer, such as,
  - a. Structural Engineer
  - b. Site Supervisor
  - c. Licensed Plumber (SWD, Water, and SP)
  - d. Public Health Consultant (Rainwater Harvesting/PCO/SWM).
  - e. Mech. & Elect. Consultant.
  - f. Road Construction.
  - g. Fire Safety.
  - h. Traffic/parking.
  - i. Horticulturist.
18. Digitally signed, Remarks, design, planning, etc. from the respective consultant for the following.
  - a. Third party certification parking arrangement and maneuverability.
  - b. Internal SWD.
  - c. Internal Water works and Rainwater harvesting.
  - d. Internal Drainage Works.
  - e. Internal Mechanical & Electrical.
  - f. Structural design & plan showing the structural details for the proposed building.
  - g. Detail Plan & Design for Sewerage Treatment Plant from consultant, wherever required.
  - h. Internal Road.
  - i. Horticulture.
  - j. Solid Waste Management Plan.
19. Registered comprehensive undertaking/ declaration from the developer agreeing to the Terms & Conditions of the approval.
20. Copies of plan showing Demarcation for Regular/ sanctioned/ proposed lines and reservations through A.E. (Survey) jointly with DILR.
21. Identification proforma with PAN Card of applicant, all consultants, Architects/L.S.

## 16. Status Insurance Coverage:

Information not provided

**17. Remark:**

- ✓ As per site inspection, Sale building no. 2, Wing B block work is completed upto 23<sup>rd</sup> floor.
- ✓ Copy of Sale Building No. 2 (Wing A & B) 5th Commencement Certificate No. KE/PVT/0232/20180327/AP/S-2 dated 08.05.2024 issued by Slum Rehabilitation Authority (SRA).
- ✓ (This CC is endorsed for the work for Wing A: Ground Floor + 23rd Upper Floor including LMR & OHWT & Wing B: Ground Floor + 23rd Upper Floor for RCC framework and brick work upto 11(pt.) floor as per approved plan 05.04.2024)
- ✓ Hence, further approval for block work from 11<sup>th</sup> (Part) to 23<sup>rd</sup> floor work is not provided for the verification and same is not considered for the plinth area calculation in this LIE report.

**18. Assumptions & Remarks:**

- The adequacy of Engineering / Structural design is beyond the scope of our assignment.
- As per Bank sanctioned letter Rehab Building (Wing C) & Sale building (Wing B) estimated project completion date is 31<sup>st</sup> December 2024 and Sale building (Wing A) estimated project completion date is 31<sup>st</sup> March 2025.
- Rehab Building No. 2 work is delay by 3 months & Sale building No. 2 (Wing A) work is delay by 10 months & Sale building No. 2 (Wing B) work is delay by 3 months as per schedule mentioned in the bank sanctioned letter.
- We opinion that the project will be completed as per estimated completion date mentioned in RERA Certificate as 31.12.2025.
- As per RERA Certificate estimated project completion date is 31/12/2025.
- The cost is certified based on the assumptions that the project will be completed within period. Few assumptions were made regarding inflation & cost rise etc. during construction period.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

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

Auth. Sign.



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**About the Project:**

<b>1. Introduction</b>	
a) Project Name (With Address & Phone Nos.)	<b>"Ashtavinayak Apartments"</b> , Proposed S. R. Scheme Residential building on Plot bearing C.T.S. No. 68, 68/1, to 20, 69, 70, 70/1 to 26, 71, 71/1 to 38, 72, 72/1 to 26, 73, 73/1 to 14, 74 & 74/1 to 17, Village – Majas, Jogeshwari (East), Taluka – Andheri, Mumbai – 400 060, State – Maharashtra, Country – India  <u>Contact Person:</u> Mrs. Mona Mehta Mobile No. 79779 52834
b) Purpose of Valuation	As per request from State Bank of India, SME Chembur Branch to assess fair market value of the Project for LIE purpose.
c) Date of Inspection of Property	08.10.2024
d) Date of LIE Report	15.11.2024
e) Name of the Developer of Property (in case of developer-built properties)	M/s. Shiv Shruti Developers LLP  Office No. 201A, 2 <sup>nd</sup> Floor, Wing No. A, Vikas Vertex, Behind Andheri Police Station, Andheri (East), Mumbai – 400 069, State - Maharashtra, Country – India
<b>2. Physical Characteristics of the Property</b>	
a) Location of the Property	<b>"Ashtavinayak Apartments"</b> , Proposed S. R. Scheme Residential building on Plot bearing C.T.S. No. 68, 68/1, to 20, 69, 70, 70/1 to 26, 71, 71/1 to 38, 72, 72/1 to 26, 73, 73/1 to 14, 74 & 74/1 to 17, Village – Majas, Jogeshwari (East), Taluka – Andheri, Mumbai – 400 060, State – Maharashtra, Country – India
Brief description of the property	
<b>TYPE OF THE BUILDING</b>	
1. <b><u>Rehab Building No. 1</u></b>	
No. of Floors	Ground Floor + 1st to 23rd Upper Residential Floor
Building type	Residential Rehab Building
2. <b><u>Sale Building No. 2 (Wing A &amp; B)</u></b>	
No. of Floors	Ground Floor + 1st to 23rd Upper Residential Floor
Building type	Residential Sale building
<p>Rehab Building No. 1 &amp; Sale Building No. 2 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 &amp; other construction material.</p> <p>Lift &amp; lift installation contract is not finalized till now.</p> <p>Firefighting work contract is not finalized.</p>	
<b>PROPOSED DATE OF COMPLETION &amp; FUTURE LIFE:</b>	
Expected completion date as per RERA is 31 <sup>st</sup> December 2025	

**ABOUT PROJECT:**

Positioned at well-connected locality Jogeshwari East, Ashtavinayak Apartments is an aesthetically built project of Mumbai. This reasonably priced Ashtavinayak Apartments project lies in the range of Rs. 71.0 Lac - 1.06 Cr. This project has its expanse over an area of 1 Acre. The project features a total of 201 units that are well-ventilated.

The carefully laid out units of this Residential complex are sure to mesmerize most buyers. All the units in the property are Under Construction. Flat are the various types of units available, each of which has been created to provide total satisfaction. The property units provide a comfortable environment and range in size from 1 BHK Flat (317.0 Sq. Ft. - 469.0 Sq. Ft.). The design of the project is such that it is classified into 1 tower. The launch date of this beautiful project is 01 March 2022. 01 June 2025 is the date of possession.

Ashtavinayak Apartments's commencement certificate has been granted. The status of the occupancy certificate of this project not granted. Ashtavinayak Apartments has been built by reputed real estate developer Shiv Shruti Developers LLP. Ashtavinayak Apartments ensures the availability of first-class premium amenities such as Private Terrace/Garden, Earth quake resistant, Grand Entrance lobby, Lift, Meditation Area, Indoor Games Room, Kids play area, Waste Disposal, Intercom Facility, Vaastu Compliant. The site's exact address is Shyam Nagar, Off JVLR, Jogeshwari East, Mumbai. The pin code of this masterpiece project is 400060. Ashtavinayak Apartments is where fine living meets seamless connectivity to provide you comfort living.

Postal Address of the Property	<b>"Ashtavinayak Apartments"</b> , Proposed S. R. Scheme Residential building on Plot bearing C.T.S. No. 68, 68/1, to 20, 69, 70, 70/1 to 26, 71, 71/1 to 38, 72, 72/1 to 26, 73, 73/1 to 14, 74 & 74/1 to 17, Village – Majas, Jogeshwari (East), Taluka – Andheri, Mumbai – 400 060, State – Maharashtra, Country – India		
Area of the plot/land (Supported by a plan)	Plot Area: 3,217.80 Sq. M.		
Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked.	Solid land		
Independent access/approach to the property etc.	Yes		
Google Map Location of the Property with a neighborhood layout map	Provided		
Details of roads abutting the property	Proposed 30 M wide road		
Description of adjoining property	Located in Higher Middle-class locality		
Plot No. Survey No.	C.T.S. No. 68, 68/1, to 20, 69, 70, 70/1 to 26, 71, 71/1 to 38, 72, 72/1 to 26, 73, 73/1 to 14, 74 & 74/1 to 17		
Ward/Village/Taluka	Village Majas Taluka – Andheri		
Sub-Registry/Block	Mumbai Suburban		
District	District - Mumbai Suburban		
b) <b>Boundaries of the Plot</b>			
	<b>As per Agreement</b>	<b>As per RERA Certificate</b>	<b>Actual</b>
<b>North</b>	CTS No. 33	CTS NO 76	Slum Area
<b>South</b>	Road	CTS NO 67	Under Construction Building
<b>East</b>	CTS No. 76	CTS NO 378 And 18 Point 30 M. Road	Road
<b>West</b>	CTS No. 66 & 67	CTS NO 33	Open & Slum Area

<b>4. Document Details and Legal Aspects of Property:</b>	
a)	<b>Ownership Documents (Building Permission, Commencement Certificate &amp; Status of Plan)</b>
	Sale Deed, Gift Deed, Lease Deed
	1. Copy of Sale Agreement dated 29.12.2020 between M/s. Aishwarya Light Construction Company (The Vendor) and M/s. Shiv Shruti Developers LLP (The Purchasers) through registered agreement vide No. BDR-18-1136-2021 dated 22.01.2021.
	2. Copy of Rectification Deed dated 29.06.2021 between M/s. Aishwarya Light Construction Company (The Vendor) and M/s. Shiv Shruti Developers LLP (The Purchasers) through registered agreement vide No. BDR-18-8232-2021 dated 05.07.2021.
	3. Copy of Letter of Intent (LOI) No. KE/PVT/0232/20180327/LOI dated 31.03.2022 issued by Slum Rehabilitation Authority (SRA).
	4. Copy of Rehab Building No. 1 IOA Letter No. KE/PVT/0232/20180327/AP/R – 1 dated 21.04.2022 issued by Slum Rehabilitation Authority (SRA).
	5. Copy of Sale Building No. 2 IOA Letter No. KE/PVT/0232/20180327/AP/S-2 dated 21.04.2022 issued by Slum Rehabilitation Authority (SRA).
	6. Copy of Rehab Building No. 1 Approved Plan No. KE/PVT/0232/20180327/AP/R – 1 dated 21.04.2022 issued by Slum Rehabilitation Authority (SRA). Approved upto: Wing C: Ground Floor + 1st to 23rd Upper Residential Floor
	7. Copy of Sale Building No. 2 Approved Plan No. SRA/ENG/KE/PVT/0232/20180327/AP/S-2 dated 21.04.2022 issued by Slum Rehabilitation Authority (SRA). Approved upto: Wing A: Ground Floor + 1 <sup>st</sup> to 11 <sup>th</sup> Upper Residential Floor Wing B: Ground Floor + 1 <sup>st</sup> to 23 <sup>rd</sup> Upper Residential Floor
	8. Copy of Sale Building No. 2 Concession / Architect Plan drawn by M/s. Jiyani Consultancy LLP. Wing A: Ground Floor + 1 <sup>st</sup> to 23 <sup>rd</sup> Upper Residential Floor Wing B: Ground Floor + 1 <sup>st</sup> to 23 <sup>rd</sup> Upper Residential Floor
	9. Copy of Rehab Building No. 1 (Wing C) 1st Commencement Certificate No. KE/PVT/0232/20180327/AP/R-1 dated 11.03.2022 issued by Slum Rehabilitation Authority (SRA). (This CC is endorsed for the work for Wing C: Plinth level Work)
	10. Copy of Rehab Building No. 1 (Wing C) 2nd Commencement Certificate No. KE/PVT/0232/20180327/AP/R-1 dated 06.09.2022 issued by Slum Rehabilitation Authority (SRA). (This CC is endorsed for the work for Wing C: Ground Floor + 14 <sup>th</sup> Upper Floor as per approved plan dated 21.04.2022)
	11. Copy of Rehab Building No. 1 (Wing C) 3rd Commencement Certificate No. KE/PVT/0232/20180327/AP/R-1 dated 05.09.2023 issued by Slum Rehabilitation Authority (SRA). (This CC is endorsed for the work for Wing C: Ground Floor + 23 <sup>rd</sup> Upper Floor + LMR + OHT as per approved plan dated 21.04.2022)
	12. Copy of Rehab Building No. 1 (Wing C) 3rd Commencement Certificate No. KE/PVT/0232/20180327/AP/R-1 dated 05.09.2023 issued by Slum Rehabilitation Authority (SRA). (This CC is endorsed for the work for Wing C: Ground Floor + 23 <sup>rd</sup> Upper Floor + LMR + OHT as per approved plan dated 21.04.2022)
	13. Copy of Sale Building No. 2 (Wing A & B) 1st Commencement Certificate No. KE/PVT/0232/20180327/AP/S-2 dated 11.03.2023 issued by Slum Rehabilitation Authority (SRA). (This CC is endorsed for the work for Wing A & B : Plinth level work)
	14. Copy of Sale Building No. 2 (Wing A & B) 2nd Commencement Certificate No. KE/PVT/0232/20180327/AP/S-2 dated 25.11.2022 issued by Slum Rehabilitation Authority (SRA).

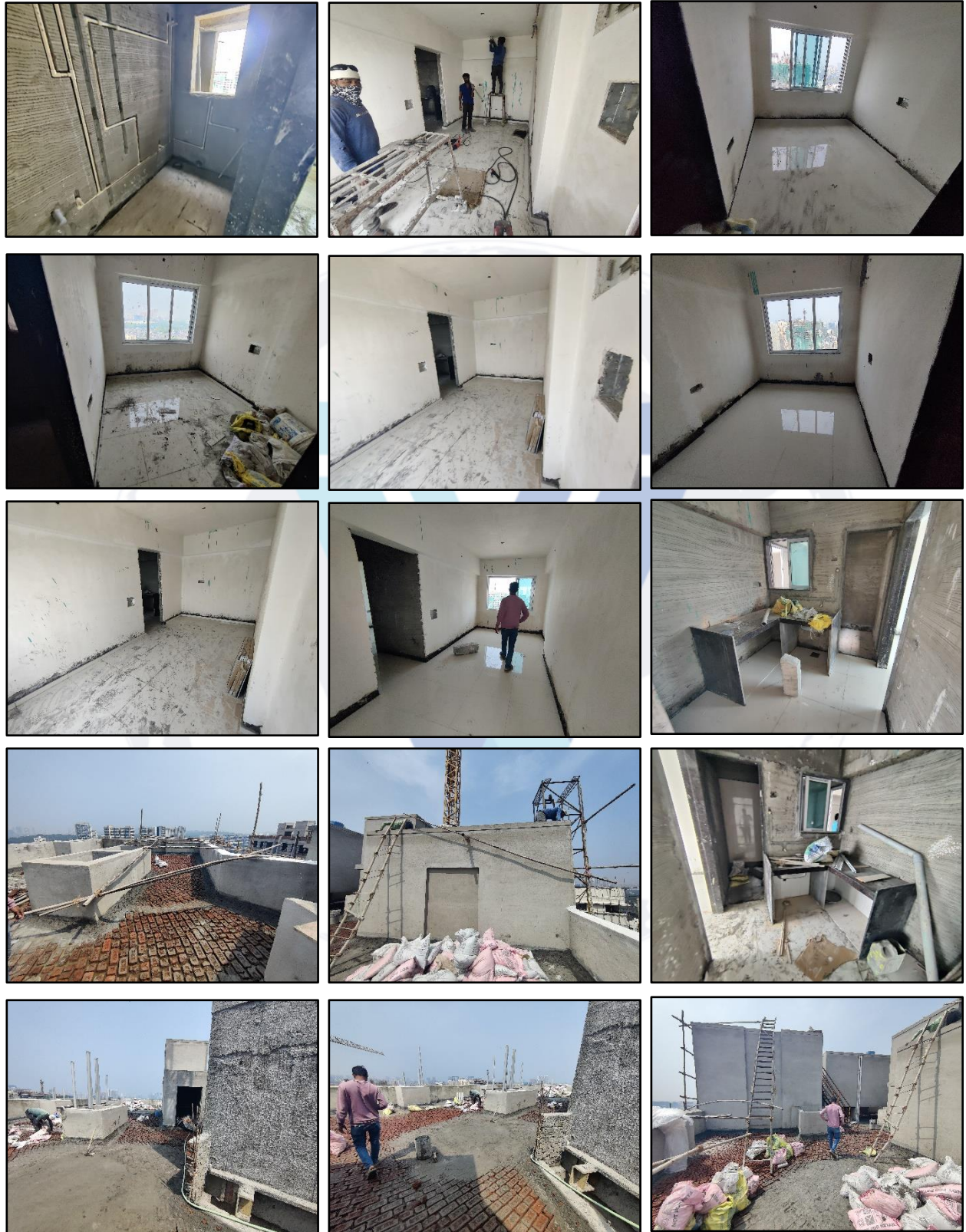
(This CC is endorsed for the work for Wing A: Ground Floor + 6 <sup>th</sup> Upper Floor as per approved plan 21.04.2022)
15. Copy of Sale Building No. 2 (Wing A & B) 3rd Commencement Certificate No. KE/PVT/0232/20180327/AP/S-2 dated 24.02.2023 issued by Slum Rehabilitation Authority (SRA). (This CC is endorsed for the work for Wing A: Ground Floor + 11 <sup>th</sup> Upper Floor & Wing B: Ground Floor + 12 <sup>th</sup> Upper Floor as per approved plan 21.04.2022)
16. Copy of Environmental Clearance Certificate No. SIA/MH/MIS/273404/2022 dated 13.09.2022 issued by State Environment Impact Assessment Authority (SEIAA), Maharashtra.
17. Copy of CA Certificate dated 10.08.2023 issued by M/s. Varma & Associates
18. Copy of RERA Certificate No. P51800049920 dated 06.03.2023 issued by Maharashtra Real Estate Regulatory Authority.
19. Copy of Legal Title Report dated 07.02.2022 issued by M/s. Mehta & Co.
20. Bills Upto 31.08.2023
21. Copy of CA Certificate dated 26.10.2023 for cost incurred till 31.08.2023 issued by M/s. Varma & Associates
22. Copy of CA Certificate dated 20.01.2024 issued by M/s. M/s. Varma & Associates.
23. Copy of Bills from 01.09.2023 to 31.12.2023
24. Copy of Sale Building No. 2 (Wing A & B) 4th Commencement Certificate No. KE/PVT/0232/20180327/AP/S-2 dated 09.11.2023 issued by Slum Rehabilitation Authority (SRA). (This CC is endorsed for the work for Wing A: Ground Floor + 11 <sup>th</sup> Upper Floor & Wing B: Ground Floor + 21 <sup>st</sup> (part) Upper Floor as per approved plan 21.04.2022)
25. Copy of CA Certificate dated 25.04.2024 cost incurred till 31.03.2024 issued by M/s. M/s. Varma & Associates.
26. Copy of Bills from 01.10.2024 to 31.03.2024.
27. Copy of CA Certificate dated 16.07.2024 cost incurred till 30.06.2024 issued by M/s. M/s. Varma & Associates.
28. Copy of Bills from 01.04.2024 to 30.06.2024.
29. Copy of Sale Building No. 2 (Wing A & B) 5th Commencement Certificate No. KE/PVT/0232/20180327/AP/S-2 dated 08.05.2024 issued by Slum Rehabilitation Authority (SRA). (This CC is endorsed for the work for Wing A: Ground Floor + 23 <sup>rd</sup> Upper Floor including LMR & OHWT & Wing B: Ground Floor + 23 <sup>rd</sup> Upper Floor for RCC framework and brick work upto 11(pt.) floor as per approved plan 05.04.2024)
30. Copy of Sale Building No. 2 Approved Plan No. SRA/ENG/KE/PVT/0232/20180327/AP/S-2 dated 21.04.2022 issued by Slum Rehabilitation Authority (SRA). Approved upto: Wing A: Stilt Floor (Part) + Ground Floor (Part) + 1st to 23 <sup>rd</sup> Upper Residential Floor Wing B: Stilt Floor (Part) + Ground Floor (Part) + 1st to 23 <sup>rd</sup> Upper Residential Floor

<b>b) Documents verified for present LIE report</b>
1. Copy of CA Certificate dated 15.10.2024 cost incurred till 30.09.2024 issued by M/s. M/s. Varma & Associates.
2. Copy of Bills from 01.07.2024 to 30.09.2024.
3. Copy of Bank Sanctioned Letter Dated 31.08.2023 issued by State Bank of India.



# Actual Site Photographs As on 08.10.2024

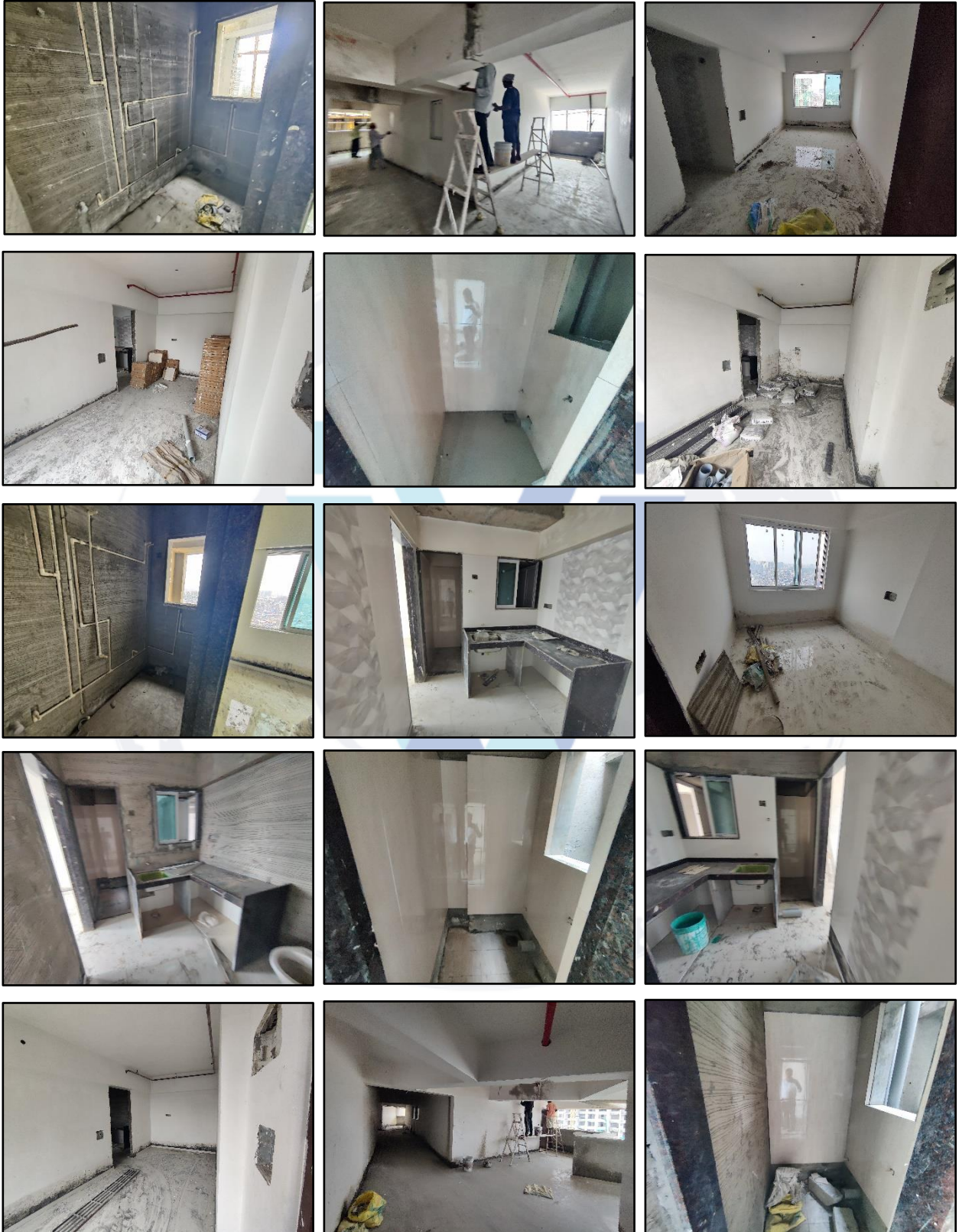
## Rehab Building





## Actual Site Photographs As on 08.10.2024

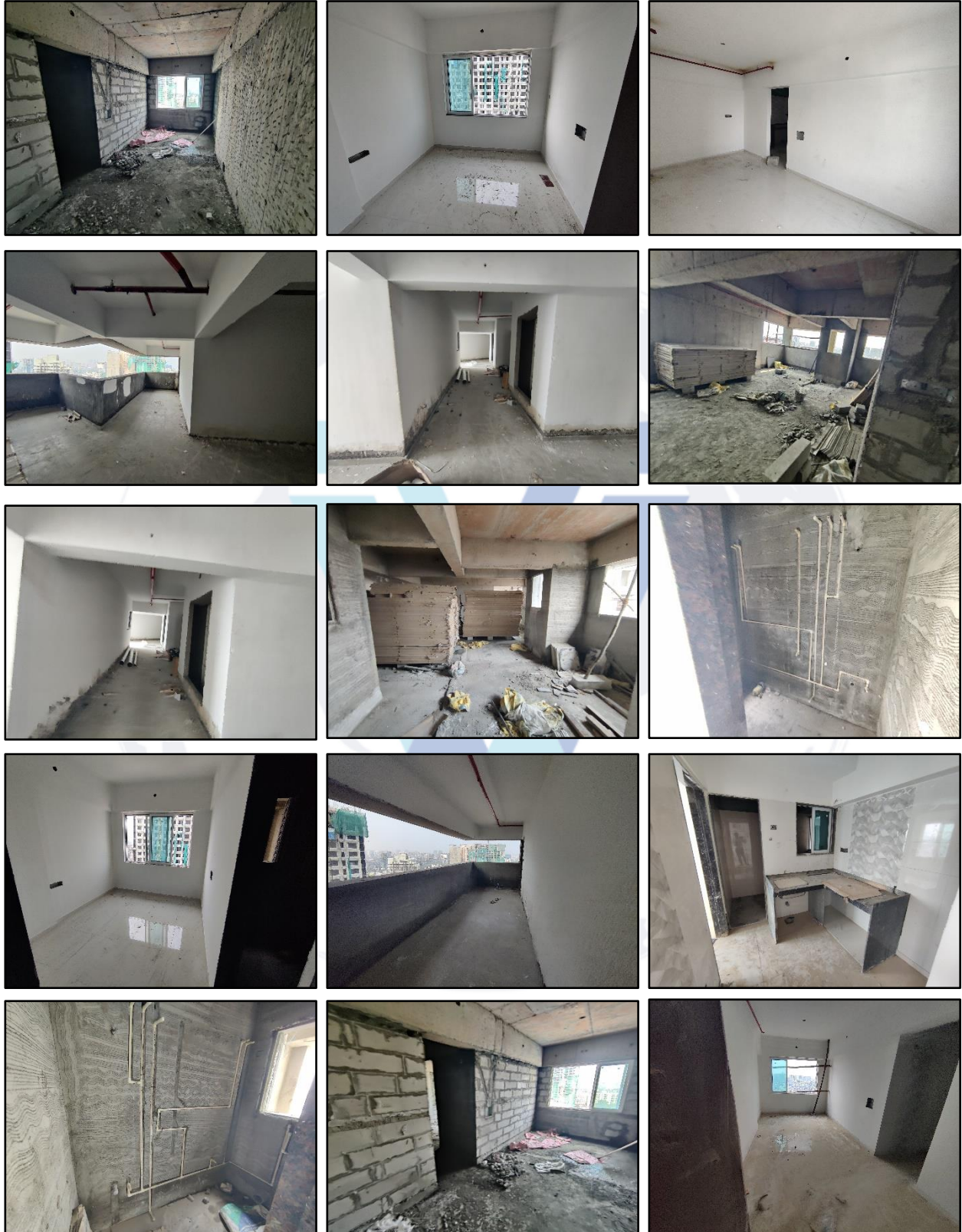
### Rehab Building





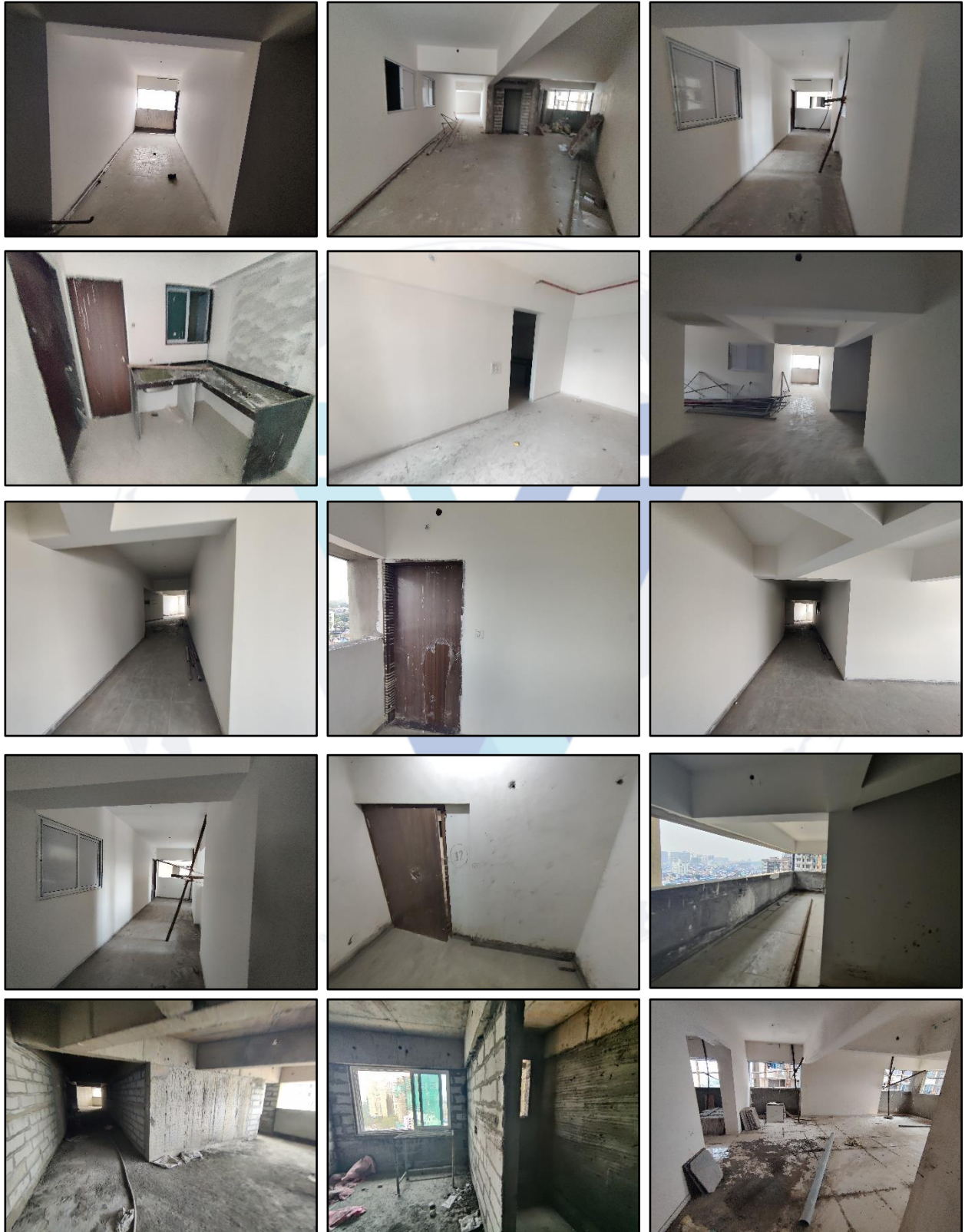
## Actual Site Photographs As on 08.10.2024

### Rehab Building



## Actual Site Photographs As on 08.10.2024

### Rehab Building





## Actual Site Photographs As on 08.10.2024

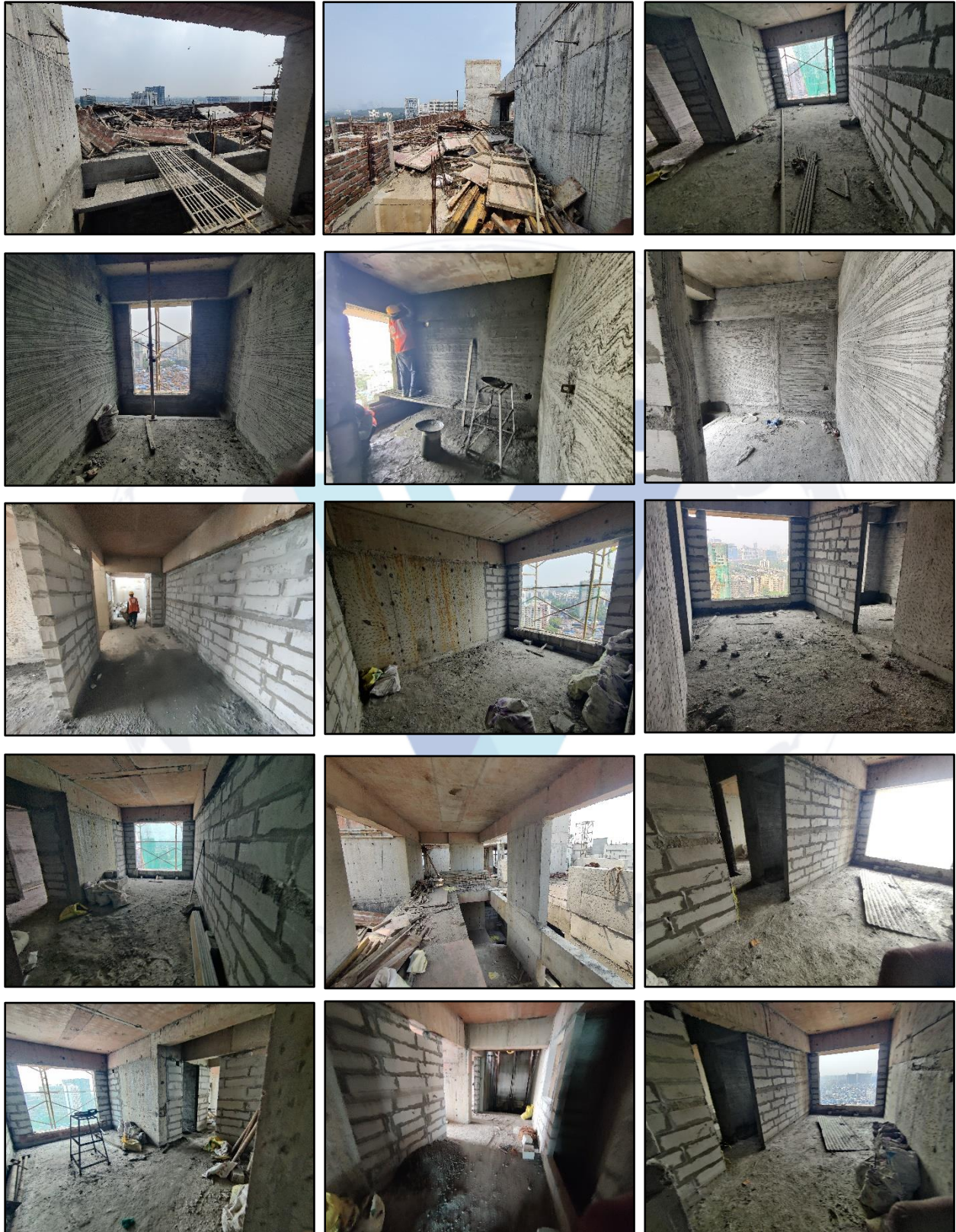
### Rehab Building





# Actual Site Photographs As on 08.10.2024

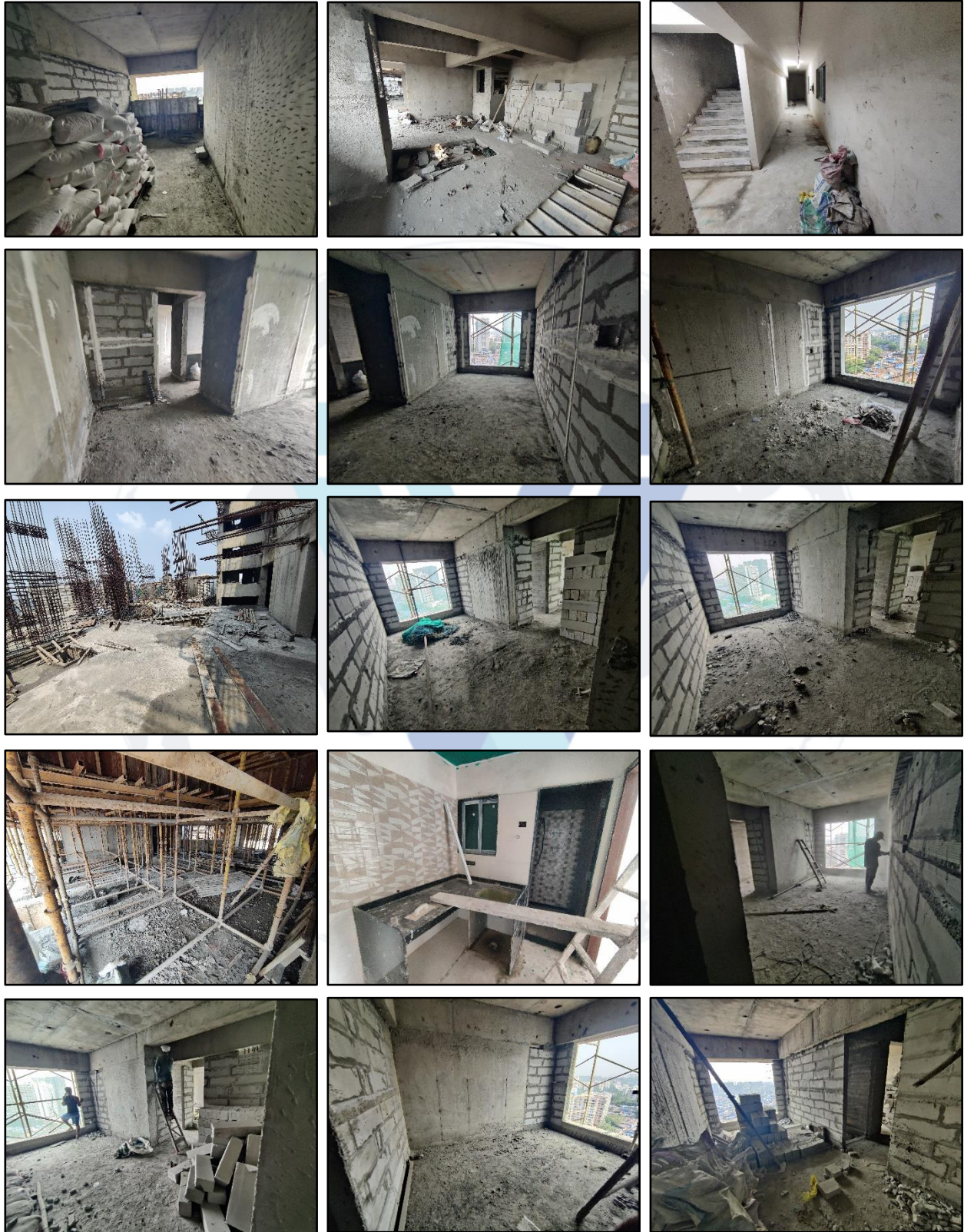
## Sale Building





## Actual Site Photographs As on 08.10.2024.

### Sale Building





# Actual Site Photographs As on 08.10.2024

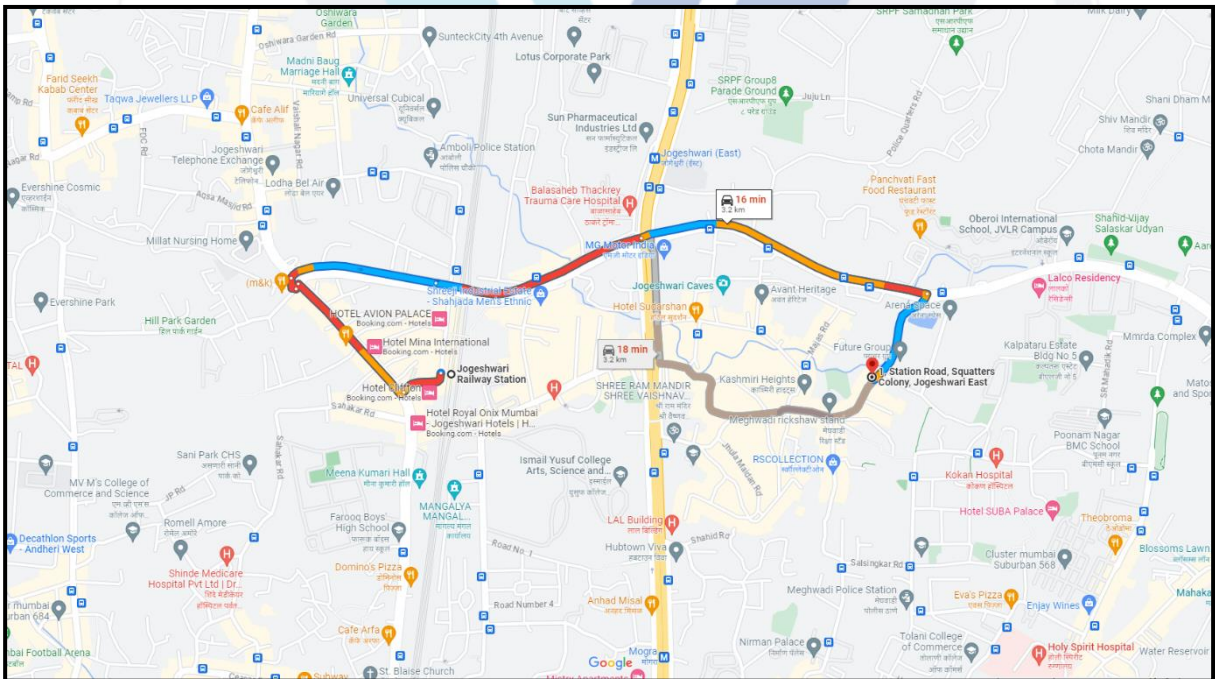
## Sale Building





## Route Map of the property

Site u/r



Latitude Longitude: 19°08'11.8"N 72°51'41.8"E

Note: The Blue line shows the route to site from nearest railway station (Jogeshwari – 3.20 Km.)

**CA Certificate Dated 15.10.2024 till 30.09.2024**

## VARMA & ASSOCIATES

CHARTERED ACCOUNTANTS

**TO WHOMSOEVER IT MAY CONCERN**

On the basis of information, explanation and Provisional books of accounts provided to us, I hereby certify that M/s SHIV SHRUTI DEVELOPRS LLP having registered office G/B, Shiv Chayya, Sir M.V.Road, Andheri East Mumbai-400069, has incurred total cost of Rs. 91.77 crore as at 30<sup>th</sup> September, 2024 against the project "12", situated at Plot bearing CTS No. 68,69 & 72 (Old CTS nos. 68,68/1 TO 20,69,70,70/1 to 26,71, 71/ to 38,72,72/1 to 26,73,73/1 to 14,74, 74/1 to 17) of village Majas Andheri East at Jogeshwari (east) Mumbai-400060. Details of expenditure and means of finance are as follows:

Details of Cost of project and Means of finance are as under:

(Amount in Crore)

Particulars	Projected Cost *	Incurred Till 30-09-2024	To be Incurred
Land cost & Stamp Duty	0.44	0.44	0.00
Approval Cost	13.00	15.77	-2.77
Construction cost	105.00	62.55	42.45
Architect & Consultancy Expenses	2.00	1.17	0.83
Admin & Marketing Expenses	5.50	4.05	1.45
Contingency	1.47	1.37	0.10
Rent Cost	9.45	10.58	-1.13
Interest to Bank upto construction period	3.87	2.15	1.72
Bank balance as Per books		4.29	-4.29
<b>Total</b>	<b>140.73</b>	<b>102.37</b>	<b>38.36</b>

**Means of Finance:**

Particulars	Projected Means of Finance*	Incurred Till 30-09-2024	To Be Infused
Promoters Contribution	2.75	4.05	-1.30
Unsecured loan from Promoters and relatives	33.00	51.47	-18.47
Project specific Term Loan	30.00	23.43	6.57
Booking Advances from customer	74.98	23.42	51.56
<b>Total Means of Finance</b>	<b>140.73</b>	<b>102.37</b>	<b>38.36</b>



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An ISO 9001 : 2015 Certified Company





## CA Certificate Dated 15.10.2024 till 30.09.2024

\*The projected cost & projected Means of finance has been provided by management and we hereby certify the figures of cost incurred till 30-09-2024 as per the books of accounts, invoices, land documents provide to us for verification.

\*\*Further SBI bank term loan has been considered net of that's term loan o/s as at 30-09-2024 Rs.23.43 crore less balance in all SBI RERA account as at 30-09-2024 of Rs. 4.29 crore.

For Varma and associates  
Chartered Accountants  
ICAI Firm Reg.142189

  
Raviskumar Varma  
(Proprietor)  
Membership No.166536  
Date: October 15, 2024  
Place: Mumbai  
UDIN: 24166536BKAKOH3808

