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

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

# COST VETTING REPORT



## Details of the property under consideration:

**Name of Project: "MAHAAVIR LABDHI PHASE 1"**

"Mahaavir Labdhi Phase 1", Proposed residential & commercial building on plot bearing C.T.S. No. 403, 408/A, 408/B, 409, 409/1, 409/2, 410 to 414, 414/1, 415 to 417, 417/1, 418, 419, 419/1, 419/2, 420/A, 420/B, 420/C, 420/D, 426, 427, 428, Village – Mhatvali, Taluka – Uran, District – Raigad, PIN – 400 702, Maharashtra, India.

**Latitude Longitude: 18°52'38.4"N 72°56'08.1"E**

## Intended User:

**State Bank of India  
SME Panvel Branch**

Ground Floor, MTNL Building, Plot No. 229, Near Shivaji Chouk, MG Road, Panvel,  
Taluka – Panvel, District – Raigad, PIN – 410 206, Maharashtra, India.

## Our Pan India Presence at :

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

## Regd. Office

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

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Cost Vetting Report Prepared For: SBI / SME Panvel Branch / Mahaavir Labdhi Phase 1 (13768/2310183) Page 2 of 14

Vastu/SBI/Mumbai/01/2025/13768/2310183  
23/08-302-PY  
Date: 23.01.2025

To,  
**The Branch Manager,**  
**State Bank of India**  
**State Bank of India**  
**SME Panvel Branch**  
Ground Floor, MTNL Building,  
Plot No. 229, Near Shivaji Chouk,  
MG Road, Panvel,  
Taluka – Panvel, District – Raigad,  
PIN – 410 206, Maharashtra, India

**Sub:** Cost Vetting Report for " **Mahaavir Labdhi Phase 1**" at Uran, Pin Code – 400 072.

Dear Sir,

In accordance with your letter of engagement as stated above, we enclose our Report on Cost Vetting Report for "**Mahaavir Labdhi Phase 1**", Proposed residential & commercial building on plot bearing C.T.S. No. 403, 408/A, 408/B, 409, 409/1, 409/2, 410 to 414, 414/1, 415 to 417, 417/1, 418, 419, 419/1, 419/2, 420/A, 420/B, 420/C, 420/D, 426, 427, 428, Village – Mhatvali, Taluka – Uran, District – Raigad, PIN – 400 702, Maharashtra, India.

M/s. Mahaavir Buildcon LLP is proposing residential & commercial building on plot bearing C.T.S. No. 403, 408/A, 408/B, 409, 409/1, 409/2, 410 to 414, 414/1, 415 to 417, 417/1, 418, 419, 419/1, 419/2, 420/A, 420/B, 420/C, 420/D, 426, 427, 428, Village – Mhatvali, Taluka – Uran, District – Raigad, PIN – 400 702, Maharashtra, India. Project is comprising 8 Sale Buildings.

Residential cum Commercial of Sale Building is proposed of Ground Floor + 1<sup>st</sup> to 2<sup>nd</sup> Podium floor + 3<sup>rd</sup> to 17<sup>th</sup> Upper Floors with total RERA carpet area of 2,69,935.80 Sq. Ft. which consists 1 BHK, 2 BHK & 3 BHK with 348 nos. of Sell flats, 66 sell shops providing with Society Office & Other Amenities.

In this regard, SBI, SME Panvel Branch, Ground Floor, MTNL Building, Plot No. 229, Near Shivaji Chouk, MG Road, Panvel, Taluka – Panvel, District – Raigad, PIN – 410 206 has approached Vastukala Consultants (I) Pvt. Ltd. (VCIPL) to conduct a Cost Vetting of the said project.




### Our Pan India Presence at :

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

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

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

Total Project Cost for the completion of Project will be ₹ 284.41 Cr.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

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

Auth. Sign.



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**About the Project:**

Proposed residential & commercial building on plot bearing C.T.S. No. 403, 408/A, 408/B, 409, 409/1, 409/2, 410 to 414, 414/1, 415 to 417, 417/1, 418, 419, 419/1, 419/2, 420/A, 420/B, 420/C, 420/D, 426, 427, 428, Village – Mhatvali, Taluka – Uran, District – Raigad, PIN – 400 702. It is about 1.80 Meter walking distance from Uran Railway station.

**Area Statement as per Approved Plan**

A	Area Statement	Sq. M.
1	Area of the plot (Minimum area of a, b, c to be considered)	
a	As per ownership documents (7/12, CTS extract) 26252.70 – 779.56 (Plot No. 2)	25473.14
b	As per Measurement Sheet	25473.14
c	As per Site	25473.14
2	Deduction For	-
a.	Proposed D. P. / D. P. Road widening area / service road / highway widening	3409.39
b.	Any D. P. reservation area	-
i.	Hospital & Nursing College Area	1600.00
ii.	Garden Reservation area	1400.00
	Total Deduction (a + b)	6409.39
3	Balance area of plot (1 – 2)	19063.75
4	Amenity Space (if applicable)	
a	Required	-
b	Amenity Space (if applicable)	-
c	Balance Proposed	-
5	Additional FSI accommodation regulations no. 11.1 of UDCPR 2020	
a	Hospital & Nursing college area to be surrendered according to AR policy	1600.00
b	Garden Reservation area to be surrendered according to AR policy	1400.00
6	Net Plot Area (3 + 5(a + b))	22063.75
7	Recreational Open Space (if applicable)	
a	Required	1906.375
b	Proposed	1985.00
8	Internal Road area	
9	Plotable area (if applicable)	22063.75
10	Built up area with reference to Basic FSI as per front road width (Sr. No. 5 X basic FSI) (22063.75 X 1.1)	24270.13
11	Addition of FSI on payment of premium	
a	Maximum permissible premium FSI – based on road width / TOD zone. (25473.14 X 30%)	7641.94
b	Proposed FSI on payment of premium	-
12	In – situ FSI / TDR loading	
a	In – situ area against D. P. Road [2.0 X Sr. No. 2(a)], if any (3409.39 X 2.0)	6818.78
b	In – situ area against amenity space if handed over [2.00 or 1.855 X Sr. No. 4(b) and / or (c)]	-
c	TDR area	-
d	Total in – situ / TDR loading permissible (11 (a) + (b) + (c))	-
13	Additional FSI area under Chapter No. 7	
14	Total entitlement of FSI in the proposal	
a	[9 + 10(b) + 11(d)] or 12 whichever is applicable	31088.91
b	i. Ancillary area FSI upto 60% Residential (28928.82 X 60%)	17357.29
	ii. Ancillary area FSI upto 80% Commercial (2160.08 X 80%)	1728.07
c	Total entitlement (a + b)	50174.26
15	Maximum utilization limit of FSI (building potential) permissible as per road width {(as per regulation no. 6.1 or 6.2 or 6.3 or 6.4 as applicable) X 1.6 or X 1.8}	

A	Area Statement	Sq. M.
16	Total Built – up area in proposal. (Excluding area at Sr. No. 17b)	
a	Existing Built – up area	
b	Proposed Built – up area (as per P – line)	49755.66
c	Total (a + b)	49755.66
17	FSI consumed (15/13) (should not be more than serial no. 14 above)	0.99
18	Area for inclusive housing, if any	
a	Required (20% of Sr. No. 5)	
b	Proposed	

### **Construction Area as per Approved Plan for Sale Building**

#### **Podium Area**

Floor	Construction Area in Sq. M.
Ground Floor	10,281.17
1st Floor	12,774.40
2nd Floor	12,774.40
<b>TOTAL</b>	<b>35,829.97</b>

#### **Wing B:**

Floor	Built Up Area in Sq. M.	Lift Area in Sq. M.	Refuge Area in Sq. M.	Chhajja Area in Sq. M.	OHT, LMR Area in Sq. M.	Total Area in Sq. M.	Total Area in Sq. Ft
Ground	477.33	0.00	0.00	0.00	0.00	477.33	5138
1 <sup>st</sup> Floor	0.00	0.00	0.00	0.00	0.00	0.00	0
2 <sup>nd</sup> Floor	0.00	0.00	0.00	0.00	0.00	0.00	0
3 <sup>rd</sup> Floor	341.32	11.56	95.32	51.15	0.00	499.35	5375
4 <sup>th</sup> Floor	436.64	11.56	0.00	51.15	0.00	499.35	5375
5 <sup>th</sup> Floor	436.64	11.56	0.00	51.15	0.00	499.35	5375
6 <sup>th</sup> Floor	436.64	11.56	0.00	51.15	0.00	499.35	5375
7 <sup>th</sup> Floor	436.64	11.56	0.00	51.15	0.00	499.35	5375
8 <sup>th</sup> Floor	341.32	11.56	95.32	51.15	0.00	499.35	5375
9 <sup>th</sup> Floor	436.64	11.56	0.00	51.15	0.00	499.35	5375
10 <sup>th</sup> Floor	436.64	11.56	0.00	51.15	0.00	499.35	5375
11 <sup>th</sup> Floor	436.64	11.56	0.00	51.15	0.00	499.35	5375
12 <sup>th</sup> Floor	436.64	11.56	0.00	51.15	0.00	499.35	5375
13 <sup>th</sup> Floor	341.32	11.56	95.32	51.15	0.00	499.35	5375
14 <sup>th</sup> Floor	436.64	11.56	0.00	51.15	0.00	499.35	5375
15 <sup>th</sup> Floor	436.64	11.56	0.00	51.15	0.00	499.35	5375
16 <sup>th</sup> Floor	436.64	11.56	0.00	51.15	0.00	499.35	5375
17 <sup>th</sup> Floor	436.64	11.56	0.00	51.15	0.00	499.35	5375
Terrace	0.00	11.56	0.00	0.00	31.45	43.01	463
<b>TOTAL</b>	<b>6740.97</b>	<b>184.94</b>	<b>285.96</b>	<b>767.23</b>	<b>31.45</b>	<b>8010.55</b>	<b>86225.59</b>

### Wing C:

Floor	Built Up Area in Sq. M.	Lift Area in Sq. M.	Refuge Area in Sq. M.	Chhajja Area in Sq. M.	OHT, LMR Area in Sq. M.	Total Area in Sq. M.	Total Area in Sq. Ft
Ground	610.64	0.00	0.00	0.00	0.00	610.64	6573
1 <sup>st</sup> Floor	0.00	0.00	0.00	0.00	0.00	0.00	0
2 <sup>nd</sup> Floor	0.00	0.00	0.00	0.00	0.00	0.00	0
3 <sup>rd</sup> Floor	504.18	21.69	59.47	63.41	0.00	648.75	6983
4 <sup>th</sup> Floor	563.65	21.69	0.00	63.41	0.00	648.75	6983
5 <sup>th</sup> Floor	563.65	21.69	0.00	63.41	0.00	648.75	6983
6 <sup>th</sup> Floor	563.65	21.69	0.00	63.41	0.00	648.75	6983
7 <sup>th</sup> Floor	563.65	21.69	0.00	63.41	0.00	648.75	6983
8 <sup>th</sup> Floor	504.24	21.69	59.47	63.41	0.00	648.81	6984
9 <sup>th</sup> Floor	563.65	21.69	0.00	63.41	0.00	648.75	6983
10 <sup>th</sup> Floor	563.65	21.69	0.00	63.41	0.00	648.75	6983
11 <sup>th</sup> Floor	563.65	21.69	0.00	63.41	0.00	648.75	6983
12 <sup>th</sup> Floor	563.65	21.69	0.00	63.41	0.00	648.75	6983
13 <sup>th</sup> Floor	504.24	21.69	59.47	63.41	0.00	648.81	6984
14 <sup>th</sup> Floor	563.65	21.69	0.00	63.41	0.00	648.75	6983
15 <sup>th</sup> Floor	563.65	21.69	0.00	63.41	0.00	648.75	6983
16 <sup>th</sup> Floor	563.65	21.69	0.00	63.41	0.00	648.75	6983
17 <sup>th</sup> Floor	563.65	21.69	0.00	63.41	0.00	648.75	6983
Terrace	0.00	21.69	0.00	0.00	31.45	53.14	572
<b>TOTAL</b>	<b>8887.10</b>	<b>347.11</b>	<b>178.41</b>	<b>951.08</b>	<b>31.45</b>	<b>10395.15</b>	<b>111893.35</b>

### Wing D:

Floor	Built Up Area in Sq. M.	Lift Area in Sq. M.	Refuge Area in Sq. M.	Chhajja Area in Sq. M.	OHT, LMR Area in Sq. M.	Total Area in Sq. M.	Total Area in Sq. Ft
<b>Ground</b>	621.89	0.00	0.00	0.00	0.00	621.89	6694
1 <sup>st</sup> Floor	0.00	0.00	0.00	0.00	0.00	0.00	0
2 <sup>nd</sup> Floor	0.00	0.00	0.00	0.00	0.00	0.00	0
3 <sup>rd</sup> Floor	379.22	25.24	61.26	51.98	0.00	517.69	5572
4 <sup>th</sup> Floor	440.48	25.24	0.00	51.98	0.00	517.69	5572
5 <sup>th</sup> Floor	440.48	25.24	0.00	51.98	0.00	517.69	5572
6 <sup>th</sup> Floor	440.48	25.24	0.00	51.98	0.00	517.69	5572
7 <sup>th</sup> Floor	440.48	25.24	0.00	51.98	0.00	517.69	5572
8 <sup>th</sup> Floor	379.22	25.24	61.26	51.98	0.00	517.69	5572
9 <sup>th</sup> Floor	440.48	25.24	0.00	51.98	0.00	517.69	5572
10 <sup>th</sup> Floor	440.48	25.24	0.00	51.98	0.00	517.69	5572
11 <sup>th</sup> Floor	440.48	25.24	0.00	51.98	0.00	517.69	5572
12 <sup>th</sup> Floor	440.48	25.24	0.00	51.98	0.00	517.69	5572
13 <sup>th</sup> Floor	379.22	25.24	61.26	51.98	0.00	517.69	5572
14 <sup>th</sup> Floor	440.48	25.24	0.00	51.98	0.00	517.69	5572
15 <sup>th</sup> Floor	440.48	25.24	0.00	51.98	0.00	517.69	5572
16 <sup>th</sup> Floor	379.22	25.24	0.00	51.98	0.00	456.43	4913
17 <sup>th</sup> Floor	379.22	25.24	0.00	51.98	0.00	456.43	4913
Terrace	0.00	25.24	0.00	0.00	31.45	56.69	610
<b>TOTAL</b>	<b>6922.79</b>	<b>403.80</b>	<b>183.78</b>	<b>779.63</b>	<b>31.45</b>	<b>8321.45</b>	<b>89572.05</b>

### Wing F:

Floor	Built Up Area in Sq. M.	Lift Area in Sq. M.	Refuge Area in Sq. M.	Chhajja Area in Sq. M.	OHT, LMR Area in Sq. M.	Total Area in Sq. M.	Total Area in Sq. Ft
Ground	783.37	0.00	0.00	0.00	0.00	783.37	8432
1 <sup>st</sup> Floor	0.00	0.00	0.00	0.00	0.00	0.00	0
2 <sup>nd</sup> Floor	0.00	0.00	0.00	0.00	0.00	0.00	0
3 <sup>rd</sup> Floor	379.22	25.24	61.26	51.98	0.00	517.69	5572
4 <sup>th</sup> Floor	440.48	25.24	0.00	51.98	0.00	517.69	5572
5 <sup>th</sup> Floor	440.48	25.24	0.00	51.98	0.00	517.69	5572
6 <sup>th</sup> Floor	440.48	25.24	0.00	51.98	0.00	517.69	5572
7 <sup>th</sup> Floor	440.48	25.24	0.00	51.98	0.00	517.69	5572
8 <sup>th</sup> Floor	379.22	25.24	61.26	51.98	0.00	517.69	5572
9 <sup>th</sup> Floor	440.48	25.24	0.00	51.98	0.00	517.69	5572
10 <sup>th</sup> Floor	440.48	25.24	0.00	51.98	0.00	517.69	5572
11 <sup>th</sup> Floor	440.48	25.24	0.00	51.98	0.00	517.69	5572
12 <sup>th</sup> Floor	440.48	25.24	0.00	51.98	0.00	517.69	5572
13 <sup>th</sup> Floor	379.22	25.24	61.26	51.98	0.00	517.69	5572
14 <sup>th</sup> Floor	440.48	25.24	0.00	51.98	0.00	517.69	5572
15 <sup>th</sup> Floor	440.48	25.24	0.00	51.98	0.00	517.69	5572
16 <sup>th</sup> Floor	440.48	25.24	0.00	51.98	0.00	517.69	5572
17 <sup>th</sup> Floor	440.48	25.24	0.00	51.98	0.00	517.69	5572
Terrace	0.00	25.24	0.00	0.00	31.45	56.69	610
<b>TOTAL</b>	<b>7206.79</b>	<b>403.80</b>	<b>183.78</b>	<b>779.63</b>	<b>31.45</b>	<b>8605.45</b>	<b>92629.03</b>

### Summary:

Building No.	Building Construction Area in Sq. M.	Podium Construction area in Sq. M.
B	8,010.55	35,829.97
C	10,395.15	
D	8,321.45	
F	8,605.45	
<b>TOTAL</b>	<b>35,332.59</b>	<b>35,829.97</b>

## Project Cost

Sr. No.	Particulars	Total Estimated Amount in ₹	Total Estimated Amount in ₹ Cr.
<b>1</b>	<b>Land Cost</b>		
i.	Acquisition Cost of Land or Development Rights, and Legal Cost.	58,30,30,000.00	58.30
ii.	Rent to Tenants, Lease premium, Lease Rent, interest cost incurred or payable on Land Cost	-	-
iii.	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	4,10,30,976.00	4.10
iv.	Acquisition cost of TDR (if any)	-	-
<b>2</b>	<b>Cost of Construction</b>		
i.	Estimated construction cost of sale building including site development and infrastructure for the same.	95,39,79,968.00	95.40
ii.	Estimated construction cost of podium area.	71,65,99,400.00	71.66
iii.	On site expenditure for development of entire project excluding cost of construction as per(i) above,		
a.	Architect Fees & Consultant fees	6,68,23,175.00	6.68
b.	Admin Cost includes salaries, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance cost, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	8,35,28,968.00	8.35
c.	Marketing Cost	6,32,74,761.00	6.33
<b>3</b>	Interest during the Project	28,56,71,875.00	28.57
<b>4.</b>	Contingency Charges	5,01,17,381.00	5.01
	<b>GRAND TOTAL:</b>	<b>284,40,56,504.00</b>	<b>284.41</b>

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

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



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

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

**1. Land Cost:**

As per Present Ready Reckoner rate the Project Land Value is ₹ 7.05 Cr. considering Land Rate @ ₹ 3,700.00 per Sq. M. & Net Plot Area of 19,063.75 Sq. M.

As per developer agreement land stamp duty cost is ₹ 58,30,30,000.00 i.e., ₹ 58.30 Cr. which is 20.50% of Total Project Cost.

Sr. No.	Date	Document Name	Description	Total Cost in ₹
1	07-12-2018	Sale Deed	Purchase Cost	55,00,00,000.00
2			Stamp Duty	3,30,00,000.00
3			Reg. Fees	30,000.00
<b>Total</b>				<b>58,30,30,000.00</b>

**2. Building Cost of Construction for Sale Building:**

Construction Area of Sale Building = 35,332.59 Sq. M. i.e., 3,80,320.01 Sq. Ft.

Total estimated cost for construction of Building (includes cost of RCC work, manpower, lift, material, painting, finishing work, site development, etc.) is ₹ 95,39,79,968.00 i.e., ₹ 95.40 Cr. which comes ₹ 27,000.00 per Sq. M. on construction area for building.

The total construction area is 35,332.59 Sq. M. i.e., 3,80,320.01 Sq. Ft., projected cost of ₹ 95.40 Cr is 33.54% of total project cost

VC IPL opinion the construction cost of 27,000/- Per Sq. Ft. which is in line with Market-Trend.

Particulars	Rate per Sq. M.
Excavation Work	2,000.00
Total RCC Work	13,000.00
Final Finishing Work	6,500.00
Other Work	5,500.00
<b>Cost of Construction</b>	<b>27,000.00</b>

**3. Cost of Construction for Podium Area of Building:**

Construction Area of Sale Building = 35,829.97 Sq. M. i.e., 3,85,673.80 Sq. Ft.

Total estimated cost for construction of Building for podium work is ₹ 71,65,99,400.00 i.e., ₹ 71.66 Cr. which comes ₹ 20,000.00 per Sq. M. on construction area for podium of building.

The total construction area is 35,829.97 Sq. M. i.e., 3,85,673.80 Sq. Ft., projected cost of ₹ 71.66 Cr is 25.20% of total project cost

VC IPL opinion the construction cost of 20,000/- Per Sq. Ft. which is in line with Market-Trend.

Particulars	Rate per Sq. M.
Excavation Work	2,000.00
RCC Work	13,000.00
Final Finishing Work	5,000.00
<b>Cost of Construction for Podium</b>	<b>20,000.00</b>

#### 4. Approval Charges:

The Total Approval Cost (Fungible Cost & Development Cess Premium) as per challan provided by the developer will be ₹ 4,10,30,976.00 i.e., ₹ 4.10 Cr. which is 1.44% of Total Project Cost.

As per information provided by developer.

Description	Area	Rate	%	Charge	Amount in ₹
Scrutiny Fees (Bandhkaam Parwanagi Shulk)	75,143	2	100%	2	1,50,285.38
Scrutiny Fees (Bandhkaam Chaan Shulk)	75,143	4	100%	4	3,00,570.76
Upkar (Labour Cess)	75,143	23,958	1%	240	1,80,02,685.67
Development Charge - Comm	3,885	13,600	4%	544	21,13,467.20
Development Charge - Res	71,258	13,600	2%	272	1,93,82,078.08
Development Charge - Land	26,253	13,600	0.50%	68	17,85,183.60
Ancillary - Res	27,022	13,600	10%	1,360	3,67,49,267.20
Ancillary - Comm	1,728	13,600	10%	1,360	23,50,175.20
Security Deposit - Res	71,258	20	100%	20	14,25,152.80
Security Deposit - Comm	3,885	40	100%	40	1,55,402.00
<b>TOTAL</b>					<b>8,24,14,268.00</b>

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

The total Architect charges of ₹ 6,68,23,175.00 i.e., ₹ 6.68 Cr. is 4% of total construction cost building including podium cost & it is line up with Market trend.

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

#### 6. Administrative Expenses:

Salaries, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance cost, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered is estimated 5% of total construction cost building including podium cost which comes to ₹ 8,35,28,968.00 i.e., ₹ 8.35 Cr.

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

#### 7. Marketing Expenses:

Marketing costs directly incurred to complete the construction of the entire phase of the project registered is estimated at 2% of total Sale income from the project which comes to ₹ 6,32,74,761.00 i.e., ₹ 6.33 Cr.

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

#### 8. Interest Costs:

The Interest cost for the term loan is ₹ 28,56,71,875.00 i.e., ₹ 28.57 Cr., which is 10.04% of total project cost.

As per information provided by the client.

#### 9. Interest Costs:

The contingency charges estimated at 3% total construction cost building including podium cost which comes to ₹ 5,01,17,381.00 i.e., ₹ 5.01 Cr.

**Observation and Construction: -**

**Total estimated cost of project i.e., ₹ 284,40,56,504.00 (Rupees Two Hundred Eighty – Four Crore Forty Lakh Fifty – Six Thousand Five Hundred Four Only) i.e., ₹ 284.41 Cr. is fair & reasonable.**

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

As per present sanctioned building plan, permissible built-up area on the said plot is 29,757.65 Sq. M. The r sale building is presently approved for Ground Floor + 1<sup>st</sup> & 2<sup>nd</sup> Podium Floor + 3<sup>rd</sup> to 17<sup>th</sup> Upper Floors only.

Total estimated cost of construction of Sales building is ₹ 95,39,79,968.00 i.e., ₹ 95.40 Cr. which comes ₹ 27,000.00 per Sq. M. on construction area for building, and cost of construction of podium is 71,65,99,400.00 i.e., ₹ 71.66 Cr. which comes ₹ 20,000.00 per Sq. M. on construction area for podium of building, which is fair & reasonable considering the present status of project, type & quality of construction & specification of the building materials to be used, height of the structure, amenities to be provided in proposed building.

**Assumptions & Remarks-**

- The adequacy of Engineering / Structural design is beyond the scope of our assignment.
- Estimated project completion date is 31/12/2027. The cost is certified based on the assumptions that the project will be completed within time frame. Few assumptions are made regarding inflation & cost rise etc. during construction period.

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

✓ Copy Sale agreement Index II through registered agreement No. Uran/1265/2018 dated 12.07.2018.
✓ Copy of Power of Attorney from Mrs. Malan Bagul secretary of Nandikesh Co-operative housing society limited (Owner/Society) To M/s. Navnath Infrastructures Pvt. Ltd. (The Developers) through register agreement No. BRL 6/4380/2023 dated 02.03.2023.
✓ Copy of Fire NOC Certificate No. CIDCO/Fire/Office/2021/229 dated 28.10.2021 issued by City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO).
✓ Copy of Approved Plan No. UMC/PW/3171 dated 14.03.2024 issued by Uran Municipal Council <b>Approved Upto: Ground Floor + 1st Floor to 17<sup>th</sup> Floors (For Wing A to H)</b>
✓ Copy of Commencement Certificate No. UMC/PW/3171/2023-2024 dated 14.03.2024 issued by Uran Municipal Council. <b>Approved Upto: (This CC is endorsed for the Ground Floor + 1st Floor to 17<sup>th</sup> Floors (For Wing A to H))</b>
✓ Copy of RERA Certificate RERA No. P52000045246 dated 10.05.2024 issued by Maharashtra Real Estate Regulatory Authority (MAHRERA).
✓ Copy of Environment Clearance Certificate EC Identification No. EC24B038MH154802 & File No. SIA/MH/MIS/269794/2022 dated 08.02.2024 issued by Government of India, Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority (SEIAA), Maharashtra.

## Actual Site Photographs

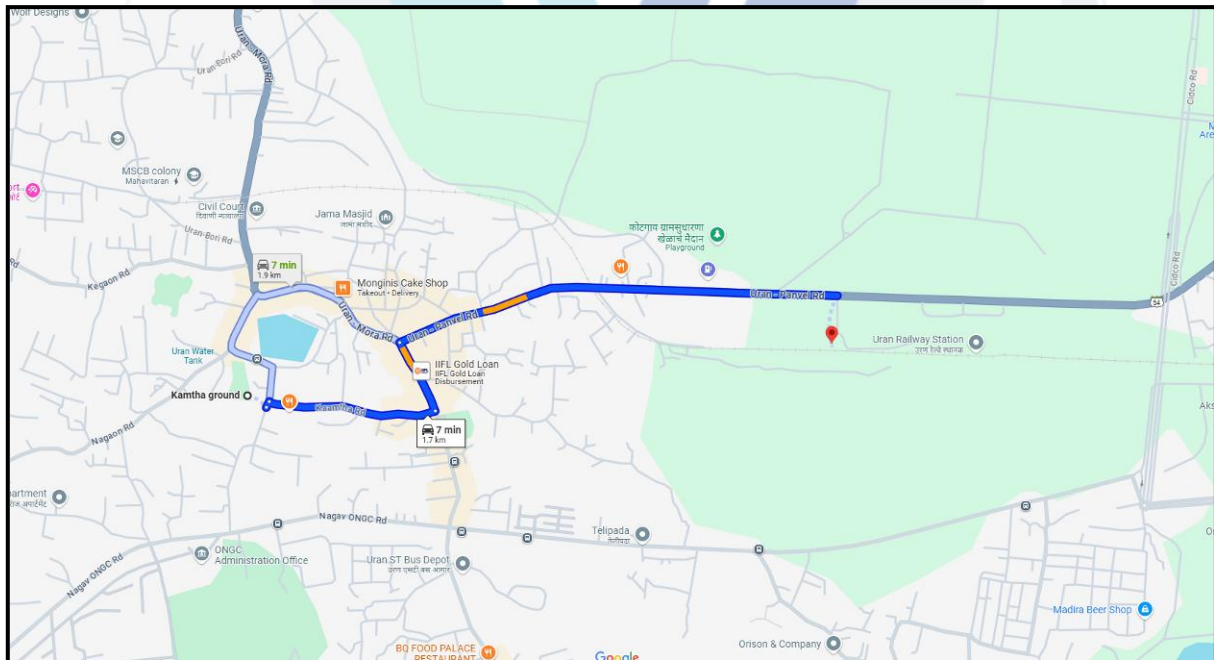
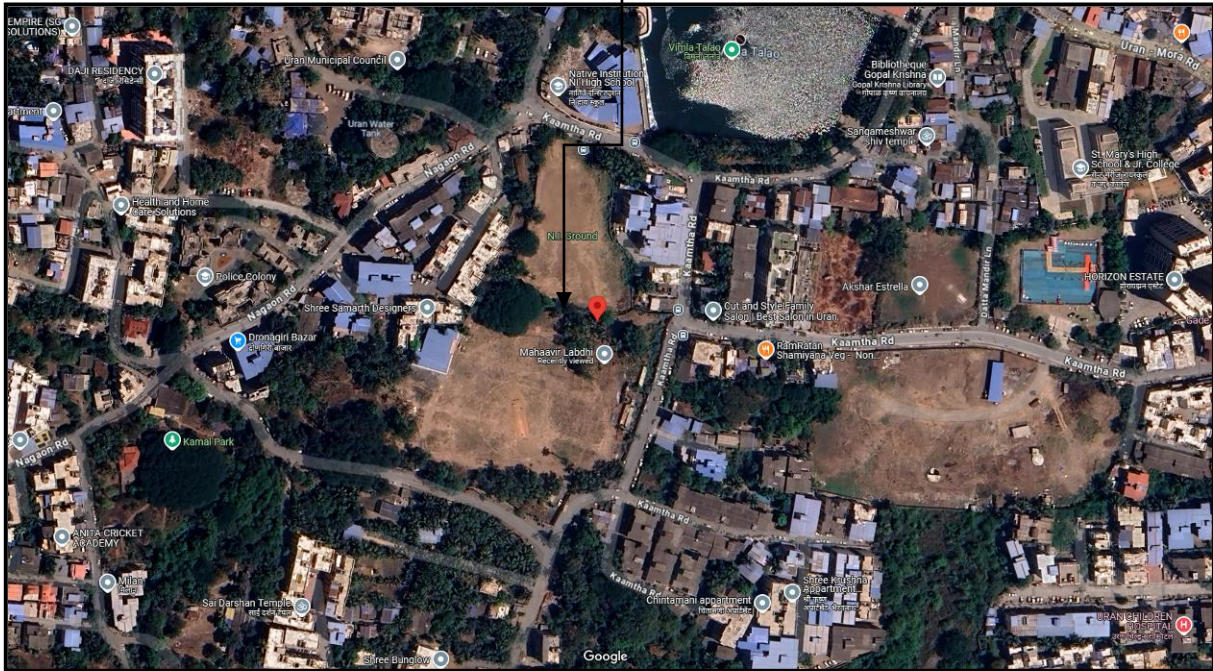


## Actual Site Photographs



## Route Map of the property

Site u/r



**Latitude Longitude: 18°52'38.4"N 72°56'08.1"E**

**Note: The Blue line shows the route to site from nearest railway station (Uran – 1.70 Km.)**