

**3<sup>rd</sup> LENDER'S INDEPENDENT ENGINEER REPORT**



Details of the property under consideration:

**Name of Project: "Aneesh Apartment Co. Op. Housing Soc. Ltd."**

"Aneesh Apartment Co. Op. Housing Soc. Ltd., Proposed Redevelopment Building on Plot Bearing C.T.S. No. 503C, S. No. 212A, Hissa No. 3, S. No. 214 Part, Plot No. 1, Azad Lane, Off S. V. Road, K / W Ward, Village – Vile Parle, Andheri (West), Mumbai – 400 058, Maharashtra, India

**Latitude Longitude: 19°06'49.2"N 72°50'29.4"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**

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

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## Vastukala Consultants (I) Pvt. Ltd.

Vastu/SBI/Mumbai/01/2025/13874/2310190

23/15-309-PY

Date: - 23.01.2025

### THIRD 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 Redevelopment Building on Plot Bearing C.T.S. No. 503C, S. No. 212A, Hissa No. 3, S. No. 214 Part, Plot No. 1, Azad Lane, Off S. V. Road, K / W Ward, Village – Vile Parle, Andheri (West), Mumbai – 400 058, Maharashtra, India.

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

Dear Sir,

- i. As per your instruction, we have inspected the under-construction Rehab cum Sale Building project situated on plot bearing C.T.S. No. 503C, S. No. 212A, Hissa No. 3, S. No. 214 Part, Plot No. 1, Azad Lane, Off S. V. Road, K / W Ward, Village – Vile Parle, Andheri (West), Mumbai – 400 058, Maharashtra, India which is being developed by M/s. Banaji Silverline 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 07<sup>th</sup> January 2025.**
- iii. **Status of work:**
  - a. **For Rehab cum Sales Building:** 6<sup>th</sup> floor slab work is completed, 7<sup>th</sup> floor shuttering work & 1<sup>st</sup> to 3<sup>rd</sup> floor block work is in progress.
- iv. As per cost incurred certificate issued by **CA Certificate actual total expenditure occurred as on 31/12/2024 is ₹ 11.67 Cr. for Residential of Rehab cum Sale Building & overall financial progress is 26.16% estimated cost of project.**
- v. As per bills **actual total expenditure occurred as on 31/12/2024 is ₹ 18.67 Cr. for Residential of Rehab cum Sale Building & overall financial progress is 41.86% estimated cost of project.**
- vi. Overall Physical progress of the rehab cum sale building construction as on 07/01/2025 is 35% as per physical site inspection.
- vii. Construction Cost of the sale building construction including Shuttering Material, other material on site & Advance payment to the Vendors till 31/12/2024 is 59.20% as per bills.



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**DECLARATION**

- a. The information furnished in the report is based on our 3<sup>rd</sup> site visit Dated 07/01/2025 & Document Provided by Client.
- b. Vastukala Consultants (I) Pvt. Ltd. 2<sup>nd</sup> LIE Report of the project dated 29/11/2024.
- c. Vastukala Consultants (I) Pvt. Ltd. Project Report of the project dated 03/06/2024.
- d. Vastukala Consultants (I) Pvt. Ltd. Cost Vetting Report dated 03/06/2024.
- e. I have no direct and indirect interest in the property examined for report.
- f. I have not been found guilty of misconduct in my professional capacity.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

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

Encl.: LIE report

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.01.23 17:36:45 +05'30'

Auth. Sign.



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## 1. Purpose & Methodology

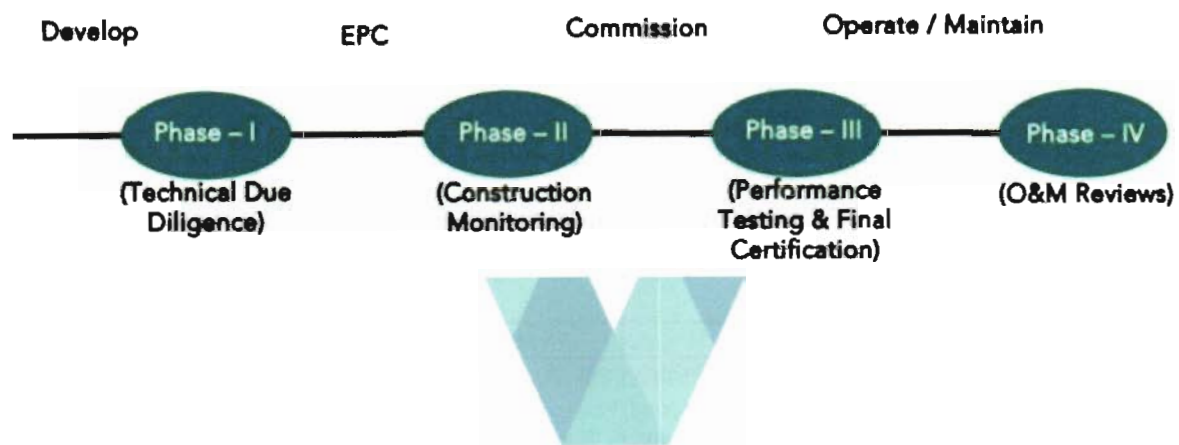
- State Bank of India Banks and financial institutions require monitoring & an independent review of the progress of the sanctioned projects

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



## Vastukala Consultants (I) Pvt. Ltd.

LIE Report Prepared for: SBI / SME Chembur Branch / Aneesh Apartment CHSL (13874/2310190)

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### THIRD LENDER'S INDEPENDENT ENGINEER REPORT OF

#### "Aneesh Apartment Co.op. Housing Soc. Ltd."

"Aneesh Apartment Co. Op. Housing Soc. Ltd., Proposed Redevelopment Building on Plot Bearing C.T.S. No. 503C, S. No. 212A, Hissa No. 3, S. No. 214 Part, Plot No. 1, Azad Lane, Off S. V. Road, K / W Ward, Village – Vile Parle, Andheri (West), Mumbai – 400 058, Maharashtra, India

**Latitude Longitude: 19°06'49.2"N 72°50'29.4"E**

**NAME OF DEVELOPER: M/s. Banaji Silverline Developers LLP**

Pursuant to instructions from State of India, SME Chembur Branch, Chembur we have duly visited, inspected, surveyed & assessed the above said property on **07<sup>th</sup> January 2025** to determine the fair & reasonable market value of the said property/project as on Quarter ending **31<sup>st</sup> December 2024** for LIE purpose.

#### 1. Location Details:

Proposed Redevelopment Building on Plot Bearing C.T.S. No. 503C, S. No. 212A, Hissa No. 3, S. No. 214 Part, Plot No. 1, (Azad Lane, Off S. V. Road, K / W Ward, Village – Vile Parle, Andheri (West), Mumbai – 400 058. It is about 950 M. travelling distance from Andheri (West) 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. Banaji Silverline Developers LLP</b>
<b>Project Rera Registration Number</b>	<b>P51800056463</b>
<b>Registered office address</b>	Ground Floor, Dilavaz Apartment, Lallubhai Park Road, Opp. Rajpuriya Boys Hostel, Andheri (West) Mumbai – 400 058, Maharashtra, India
<b>Contact details</b>	<b>Contact Person:</b> Mr. Kailas Sinari (Consultants) Mobile No. 9820950342 Mr. Md. Saif (Site Supervisor) Mobile No. 9945305067 Mrs. Jaya (Accountant) Mobile No. 9326124271

E – mail ID and website

#### 3. Boundaries of the Property:

Direction	Particulars
<b>On or towards North</b>	Azad Lane
<b>On or towards South</b>	Chandra Air Building
<b>On or towards East</b>	Reporters Bungalow & Shree Lohana Vidhyarthi Bhavan
<b>On or towards West</b>	Azad Apartments



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## 2. Introduction

As per Information on site M/s. Banaji Silverline Developers LLP has acquired land by Developer Agreement Date 19.04.2023 through registered agreement Doc. No. BDR-18/6851/2023 dated 20.04.2023 admeasuring area is 695.40 Sq. M. bearing C.T.S. No. 503C, S. No. 212A, Hissa No. 3, S. No. 214 Part, Plot No. 1. For the Proposed Redevelopment Residential Building.

## 3. Area Statement:

### 3.1. Land:

Date	Particular	Area in Sq. M.
19.04.2023	C.T.S. No. 503C, S. No. 212A, Hissa No. 3, S. No. 214 Part, Plot No. 1	695.40
TOTAL		695.40

- Copy of Developer Agreement dated 19.04.2023 between M/s. Aneesh Apartments Co-operative Housing Society Ltd. (The Society) and M/s. Banaji Silverline Developers LLP (The Developers) through registered agreement Doc. No. BDR-18/6851/2023 dated 20.04.2023.

### 3.2. Building Area (As per Approved Plan):

AREA STATEMENT		
1	Area of Plot (As Per P. R. Card of C.T.S. No. 503c)	695.40
a.	Area of reservation plot	
b.	Area of road set back	
C.	Area of DP road	
2	Deduction For	
A	For Reservation / Road Plot	
a.	Road set back area	
b.	Proposed DP. road to be handed over (100%) (reg. No. 16)	
c.	i) RESERVATION AREA TO BE HANDED OVER (100%) (REG. NO. 17)	
	ii) RESERVATION AREA TO BE HANDED OVER AS PER AR (REG. NO. 17)	
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 35 (abeyance)	
3	Total deduction [(2a) + (2b) + (2c)]	
4	Balance area of plot (1 minus 3)	695.40
5	Plot area under development after areas to be handed over to MCGM/appropriate authority as per sr.no. 4 above	695.40
6	FSI	2.20
7	Permissible built-up area as per FSI (5 x 6)	1,529.88



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AREA STATEMENT			
8	Built up equal to area of land handed over as per regulation 30(a)		
	i	As per 2(a) and 2(b) except 2(a) (c) (ii) above with in cap of "admissible TDR" as column 6 of table-12 on remaining/balance plot.	
	ii	In case of 2(a) (c) (ii) permissible over and above permissible BUA on remaining/balance plot.	
9	Built up area in lieu of cost of construction of built-up amenity to be handed over (within the limit of permissible BUA on remaining plot)		
10a	Permissible zonal BUA (plot area x 1.00)		695.40
10b	Built up area due to " additional FSI by charging premium" as per table no. 12 of regulation no. 30(a) on remaining/balance plot. (Plot area x 0.50)		347.70
11	Built up area due to admissible "TDR" as per table no. 12 of regulation no. 30(a) and 32 on remaining/balance plot (plot area x 0.70) (120 Sq. M. as 33 (7) (b) incentive area + 366.78 Sq. M. as TDR = 486.78 Sq. M.		486.78
12	PERMISSIBLE BUA (10a + 10b + 11)		1,529.88
13	Proposed built up area [ as the case may be with/without BUA as per 2 (c)]		1,529.88
14	TDR generated if any as per regulation 30(a) and 32		
15	Fungible compensatory area as per reg. 31 (3)		
	a.	i) Permissible fungible compensatory area for rehab component without charging premium.	272.58
		ii) Fungible compensatory area availed for rehab component without charging premium.	235.30
		iii) Permissible fungible compensatory area for rehab non-residential component without charging premium	
		iv) Fungible compensatory area availed for rehab non-residential component without charging premium	
	b.	i) Permissible fungible compensatory area by charging premium (perm. Sale BUA = 751.08 Sq. M. x 35% = 262.88 Sq. M.)	262.88
		ii) Fungible compensatory area availed on payment of premium	261.35
16	Total built up area proposed including fungible compensatory area [3 + 15(a) (ii) + 15 (a) (iv) + 15 (b) (ii)]		2,026.53
17	FSI consumed on net plot [13/4]		2.20
OTHER REQUIREMENTS:			
A	Reservation/designation		
	a.	Name of reservation	
	b.	Area of reservation affecting the plot	
	c.	Area of reservation land to be handed over as per regulation no. 17	
	d.	Built up area of amenity to be handed over as per regulation no. 17	
	e.	Area/built up area of designation	
B	Plot area/built up amenity to be handed over as per regulation no		
	i	14 (A)	
	ii	14 (B)	
	iii	15	
C	Requirement of recreational open space in layout/plot as per regulation no. 27		
D	TENEMENT STATEMENT		
	i	Proposed built up area (16 above)	2,026.53
	ii	Less deduction of non-residential area (shop etc.)	-
	iii	AREA AVAILABLE FOR TENEMENTS (i) MINUS (ii)	2,026.53
	iv	Tenement permissible (density of tenements/hectare)	31.00



AREA STATEMENT		
v	Total number of tenements proposed on the plot	23.00
<b>E PARKING STATEMENT</b>		
i	Parking required by regulation for: (as per concession approved under file no. P-17042/2023/(503c)/k/w ward/vile parle-k/w/337/1/new dated 23.10.2023)	44.00
	Car	27.00
	Scooter/ motor cycle	
	Outsiders (visitors)	17.00
ii	Covered garage permissible	
iii	Covered garage proposed	
	Car	27.00
	Scooter/ motor cycle	
	Outsiders (visitors)	15.00
iv	Total parking provided	42.00
<b>D TRANSPORT VEHICLES PARKING</b>		
i	Spaces for transport vehicles parking required by reg.	
ii	Total no. Of transport vehicle parking provided.	

### 3.3. Building Area (As per Concession Drawing Plan):

Area Statement		
1	Area Of Plot (As Per P. R. Card of C.T.S. No. 503c)	695.40
	A. Area Of Reservation Plot	-
	B. Area Of Road Set Back	-
	C. Area Of DP Road	-
2	Deduction For	-
2a	For Reservation / Road Plot	-
	A. Road Set Back Area	-
	B. Proposed D.P. Road to Be Handed Over (100%) (Reg. No. 16)	-
	C. I) Reservation Area to Be Handed Over (100%) (Reg. No. 17)	-
	II) Reservation Area to Be Handed Over as Per (Reg. No. 17)	-
2b	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 35 (Abeyance)	-
2c	Deduction For Existing B.U.A. To Be Retained If Any/Land Component of Existing B.U.A. Existing as Per Regulation Under Which the Development Was Allowed	-
3	Total Deduction [(2a) + (2b) + (2c)]	-
4	Balance Area Of Plot (1 Minus 3)	695.40
5	Plot Area Under Development After Areas to Be Handed Over to MCGM/Appropriate Authority as Per Sr. No. 4 Above	695.40
6	FSI	4.00
7	Permissible Built-Up Area as Per FSI (5 x 6)	2,781.60
8	Built Up Equal to Area of Land Handed Over as Per Regulation 30(A)	-
	i As Per 2(A) And 2(B) Except 2(A) (C) (ii) Above with In Cap Of "Admissible TDR" As Column 6 Of Table-12 On Remaining/Balance Plot.	-
	ii In Case Of 2(A) (C) (ii) Permissible Over and Above Permissible BUA on Remaining/Balance	-



Area Statement			
	Plot.		
9	Built Up Area In Lieu Of Cost of Construction of Built-Up Amenity to Be Handed Over (Within the Limit of Permissible Bua on Remaining Plot)		-
10	Built Up Area Due To " Additional FSI By Charging Premium" As Per Table No. 12 Of Regulation No. 30(A) On Remaining/Balance Plot. (Plot Area X 0.50)		347.70
11	Built Up Area Due to Admissible "TDR" As Per Table No. 12 Of Regulation No. 30(A) And 32 On Remaining/Balance Plot (Plot Area X 0.70) (120 Sq. M. As 33 (7) (B) Incentive Area + 366.78 Sq. M. As TDR = 486.78 Sq. M.		486.78
12	12a	i) Permissible Zonal Bua	695.40
		ii) Built Up Area Can Be Consumed on Plot Due to Admissible TDR/Additional FSI As Per Table No. 12 Of Regulation No 30 (A) And 32 On Remaining/Balance Plot.	834.48
		iii) Permissible Bua Can Be Consumed on Plot For 33 (12) (B)	451.66
	12b	Permissible Built-Up Area [ As the Case May Be With/Without Bua as Per 2 (C) ] { [12a (i) + (ii) + (iii)] }	1,981.54
13	Proposed Built Up Area [ As the Case May Be With/Without Bua As Per 2 (C) ]		1,981.54
14	TDR Generated If Any as Per Regulation 30(A) And 32		-
15	Fungible Compensatory Area as Per Reg. 31 (3)		-
	A.	i) Permissible Fungible Compensatory Area for Rehab Component Without Charging Premium.	377.85
		ii) Fungible Compensatory Area Aailed for Rehab Component Without Charging Premium.	286.84
		iii) Permissible Fungible Compensatory Area for Rehab Non-Residential Component Without Charging Premium	-
		iv) Fungible Compensatory Area Aailed for Rehab Non-Residential Component Without Charging Premium	-
	B.	i) Permissible Fungible Compensatory Area by Charging Premium (Perm. Sale Bua = 751.08 Sq. M. X 35% = 262.88 Sq. M.)	288.44
		ii) Fungible Compensatory Area Aailed on Payment Of Premium	251.21
16	Total Built Up Area Proposed Including Fungible Compensatory Area [ 13 + 15(A) (ii) + 15 (A) (iv) + 15 (B) (ii) ]		2,519.59
17	FSI Consumed on Net Plot [13/5]		2.85
	Other Requirements:		-
A	Reservation/Designation		-
	A.	Name Of Reservation	-
	B.	Area Of Reservation Affecting the Plot	-
	C.	Area Of Reservation Land to Be Handed Over as Per Regulation No. 17	-
	D.	Built Up Area of Amenity to Be Handed Over as Per Regulation No. 17	-
	E.	Area/Built Up Area of Designation	-
B	Plot Area/Built Up Amenity to Be Handed Over as Per Regulation No		-
	i	14 (A)	-
	ii	14 (B)	-
	iii	15	-
C	Requirement Of Recreational Open Space in Layout/Plot as Per Regulation No. 27		-
D	Tenement Statement		
	i	Proposed Built Up Area (16 Above)	2,519.59
	ii	Less Deduction of Non-Residential Area (Shop Etc.)	-
	iii	Area Available for Tenements (i) Minus (ii)	2,519.59
	iv	Tenement Permissible (Density of Tenements/Hectare)	31.00

Area Statement			
v	Total Number of Tenements Proposed on The Plot		33.00
E	Parking Statement		
i	Parking Required by Regulation For: (As Per Concession Approved Under File No. P-17042/2023/(503c)/K/W Ward/Vile Parle-K/W/337/1/New Dated 23.10.2023)		44.00
	Car		29.00
	Scooter/ Motor Cycle		-
	Outsiders (Visitors)		15.00
ii	Covered Garage Permissible		-
iii	Covered Garage Proposed		-
	Car		29.00
	Scooter/ Motor Cycle		-
	Outsiders (Visitors)		13.00
iv	Total Parking Provided		42.00
D	Transport Vehicles Parking		
i	Spaces For Transport Vehicles Parking Required by Reg.		-
ii	Total No. Of Transport Vehicle Parking Provided.		-

#### 4. List of Approvals:

- Copy of Intimation of Disapproval (IOD) Letter No. P-17042/2023/(503C)/K/W Ward/Vile Parle-K/W/IOD/1/New dated 06.02.2024 issued by Municipal Corporation of Greater Mumbai (MCGM).
- Copy of Approved Plan P-17042/2023/(503C)/K/W Ward/Vile Parle-K/W/IOD/1/New dated 06.02.2024 issued by Municipal Corporation of Greater Mumbai (MCGM).

Approved upto: Basement (Part) + Ground Floor + 1st to 7th Upper Floors+ 8th (Pt) Upper Floors.

- Copy of 1st Commencement Certificate No. P-17042/2023/(503C)/K/W Ward/Vile Parle-K/W/CC/1/New dated 19.03.2024 valid upto 18.03.2025 issued by Municipal Corporation of Greater Mumbai (MCGM).

(This CC is endorsed for the work for up to plinth level as per approved plan dated 06.02.2024)

- Copy of 2nd Commencement Certificate No. P-17042/2023/(503C)/K/W Ward/Vile Parle-K/W/FCC/1/New dated 24.09.2024 valid upto 18.03.2025 issued by Municipal Corporation of Greater Mumbai (MCGM).

(This CC is endorsed for the work for Basement (Part) + Ground Floor + 1st to 6th Upper Floors as per IOD approved plan dated 06.02.2024)

- Copy of Concession Drawing Plan Dated 16.05.2023 submitted to Municipal Corporation of Greater Mumbai (MCGM).

Approval upto: Basement (Part) + Ground Floor + 1st to 9th Upper Floors



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**5. LEVEL OF COMPLETION:****5.1. Rehab cum Sales Building**

Sr.	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Work Completion as on 07.01.2025	Work Completion as on 2 <sup>nd</sup> LIE Report
1	Excavation & Shore Piling			Work is Completed	Work is Completed
2	Basement (Part)	249.09	249.09	Slab work is Completed	Slab work is Completed
3	Ground Floor	297.62	297.62	Slab work is Completed	Slab work is Completed
3	1st Floor	297.62	297.62	Slab work is Completed, Block work is in progress	Shuttering work is in progress
4	2nd Floor	300.92	300.92	Slab work is Completed, Block work is in progress	
5	3rd Floor	310.74	310.74	Slab work is Completed, Block work is in progress	
6	4th Floor	310.74	310.74	Slab work is Completed	
7	5th Floor	327.92	327.92	Slab work is Completed	
8	6th Floor	327.92	327.92	Slab work is Completed	
9	7th Floor	327.92		Shuttering work is in progress	
10	8th Floor	327.92			
11	9th Floor	327.92			
12	Terrace Floor / OHT	59.27			
<b>Total</b>		3,465.60	4,298.43		
<b>No. of Stack Parking</b>		42 Nos.			

**6. Details of the Project as Financed By SBI:****6.1. Estimated Project Cost: (As per Cost Vetting Report)**

Particulars	Estimated Cost (₹ in Cr.)
Land & Stamp Cost	0.81
Rent Cost	3.95
Construction Cost of Rehab cum Sale Building	15.44
TDR Cost	3.42
Approval Cost including Premium Cost / FSI / GOM Charges / fees Cost	13.63
Architect Cost, RCC & Other Professional Cost	0.77
Administrative Cost	0.93
Marketing Cost	1.19
Interest Cost (Bank Loan)	4.00
Contingency Cost	0.46
<b>Total</b>	<b>44.60</b>

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

Particulars	Incurred Cost (In Cr.) till 31.12.2024 by M/s Shyam Prajapati & Associates.	Incurred Cost (In Cr.) till 30.09.2024 by M/s Shyam Prajapati & Associates.	Net
Land & Stamp Cost	0.81	0.81	-
Rent Cost	1.37	1.13	0.24
Construction Cost of Rehab cum Sale Building	2.45	1.51	0.94
TDR Cost	2.84	2.84	-
Approval Cost including Premium Cost / FSI / GOM Charges / fees Cost	3.04	2.99	0.05
Architect Cost, RCC & Other Professional Cost	0.47		
Administrative Cost	0.58	1.11	0.04
Marketing Cost	0.10		
Interest Cost (Bank Loan)	-	0.29	-0.29
Contingency Cost			-
<b>Total</b>	<b>11.67</b>	<b>10.69</b>	<b>0.98</b>

- ✓ The Builder has incurred about 1.37 for rent cost, 2.45 Cr. as construction cost, 3.04 Cr. for approval cost, 0.47 Cr. for professional cost, 0.58 Cr. for administrative cost & 0.10 Cr. for marketing cost, till 31.12.2024 as per C.A. certificate issued by M/s. Shyam Prajapati & Associates dated 22.01.2025.



**6.3. Project Cost: (as per Bills):**

Particulars	Incurred Cost (in Cr.)		
	31.12.2024 as per Bill (Inclusive GST)	30.09.2024 as per Bill (Inclusive GST)	Net
Land & Stamp Cost	0.81	0.81	-
Rent Cost	1.37	1.13	0.24
Construction Cost of Rehab cum Sale Building	9.14	1.29	7.85
TDR Cost	2.84	2.84	-
Approval Cost including Premium Cost / FSI / GOM Charges / fees Cost	3.01	2.99	0.02
Architect Cost, RCC & Other Professional Cost	0.75	0.72	0.03
Administrative Cost	0.64	0.63	0.01
Marketing Cost	0.10	-	0.10
Interest Cost (Bank Loan)	-	-	-
Contingency Cost	-	-	-
<b>Total</b>	<b>18.67</b>	<b>10.42</b>	<b>8.25</b>

Note:

**6.4. Land Cost:**

Sr. No.	Agreement Name	Date	Particulars	Amount in ₹	Incurred Amount in ₹
1	Development Agreement	19-04-2023	Stamp Duty	81,16,000.00	81,16,000.00
2			Reg. Fees	30,000.00	30,000.00
3				1,800.00	1,800.00
	TOTAL			81,47,800.00	81,47,800.00

As per developer agreement.

**Summary of Bills**

Sr. No.	Particulars	Amount in ₹ (till 31.12.2024)	Amount in ₹ (in Cr.)	Amount in ₹ (till 30.09.2024)	Amount in ₹ (in Cr.)	Net
1	Construction Cost of Rehab cum Sale Building	9,13,99,039.00	9.14	1,28,81,839.00	1.29	7.85
2	Rent Cost	1,37,09,800.00	1.37	1,13,35,330.00	1.13	0.24
3	TDR Cost	2,84,12,136.00	2.84	2,84,12,136.00	2.84	-
4	Approval Cost including Premium Cost / FSI / GOM Charges / fees Cost	3,01,22,614.00	3.01	2,99,09,667.00	2.99	0.02
5	Professional Cost	75,13,222.00	0.75	72,13,908.00	0.72	0.03
6	Administrative Cost	63,80,275.00	0.64	63,14,408.00	0.63	0.01
7	Marketing Cost	10,22,500.00	0.10	22,500.00	0.00	0.10
	<b>TOTAL</b>	<b>17,85,59,586.00</b>	<b>17.86</b>	<b>9,60,89,788.00</b>	<b>9.61</b>	<b>8.25</b>

Note: Bills were provided by the client up to 31.12.2024



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**6.5. Interest Cost:**

Sr. No	Particulars	Estimate Amount in ₹	Incurred Amount in ₹ (till 31.12.2024)	Incurred Amount in ₹ (till 30.09.2024)	Difference in ₹	Balance Amount in ₹
1	Interest Cost	4,00,00,000.00	-	-	-	4,00,00,000.00
	<b>TOTAL</b>	<b>4,00,00,000.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,00,00,000.00</b>

**6.6. Cost of Construction as on 07<sup>th</sup> January 2025:****6.6.1. Rehab cum Sales Building**

Plinth Area Calculation							
Sr. No	Floor Nos.	Construction Area in Sq. M.	Completed Area in Sq. M.	Rate per Sq. M.	Full Value after completion	% of work completed	Actual Expenditure till date in ₹
1	Deep Excavation & Piling Working				1,21,29,600.00	100%	1,21,29,600.00
2	Basement 1	249.09	249.09	35,000.00	87,18,150.00	50%	43,59,075.00
3	Ground Floor	297.62	297.62	35,000.00	1,04,16,700.00	50%	52,08,350.00
4	1st Floor	297.62	297.62	35,000.00	1,04,16,700.00	50%	52,08,350.00
5	2nd Floor	300.92	300.92	35,000.00	1,05,32,200.00	50%	52,66,100.00
6	3rd Floor	310.74	310.74	35,000.00	1,08,75,900.00	50%	54,37,950.00
7	4th Floor	310.74	310.74	35,000.00	1,08,75,900.00	50%	54,37,950.00
8	5th Floor	327.92	327.92	35,000.00	1,14,77,200.00	50%	57,38,600.00
9	6th Floor	327.92	327.92	35,000.00	1,14,77,200.00	50%	57,38,600.00
10	7th Floor	327.92		35,000.00	1,14,77,200.00		
11	8th Floor	327.92		35,000.00	1,14,77,200.00		
12	9th Floor	327.92		35,000.00	1,14,77,200.00		
13	Terrace	59.27		35,000.00	20,74,450.00		
<b>Sub - Total</b>		<b>3,465.60</b>	<b>546.71</b>		<b>13,34,25,600.00</b>	<b>41%</b>	<b>5,45,24,575.00</b>
<b>No. of Stack Parking</b>		<b>42.00</b>		<b>5,00,000.00</b>	<b>2,10,00,000.00</b>		
<b>Total cost of construction</b>					<b>15,44,25,600.00</b>	<b>35%</b>	<b>5,45,24,575.00</b>

Note: Details of work completed is as per site visit dated 07.01.2025 but report is prepared for 31<sup>st</sup> December 2024.



Particulars	Estimated Cost (In Cr.)	Incurred Cost (in Cr.)			Net
		Issued dated 22.01.2025 till 31.12.2024 as per CA	As per Bills upto 31.12.2024	As per Bills upto 30.09.2024	
Land & Stamp Cost	0.81	0.81	0.81	0.81	-
Rent Cost	3.95	1.37	1.37	1.13	0.24
Construction Cost of Rehab cum Sale Building	15.44	2.45	9.14	1.29	7.85
TDR Cost	3.42	2.84	2.84	2.84	-
Approval Cost including Premium Cost / FSI / GOM Charges / fees Cost	13.63	3.04	3.01	2.99	0.02
Architect Cost, RCC & Other Professional Cost	0.77	0.47	0.75	0.72	0.03
Administrative Cost	0.93	0.58	0.64	0.63	0.01
Marketing Cost	1.19	0.10	0.10	-	0.10
Interest Cost (Bank Loan)	4.00	-	-	-	-
Contingency Cost	0.46	-	-	-	-
<b>Total</b>	<b>44.60</b>	<b>11.67</b>	<b>18.67</b>	<b>10.42</b>	<b>8.25</b>

**Note:**

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

We have considered advance payment paid to contractor & supplier of amount ₹6.36 Cr., but CA has not considered the same amount.

As per site inspection, 35% of total work is completed, which amounts to ₹5.45 Cr. However, as per data provided by client, they have incurred the cost of ₹9.14 Cr. till 31.12.2024 inclusive on site material & advance paid to contractor.

**6.7. Comparison of Cost incurred on dated 31.12.2024 & 30.09.2024**

Particulars	31.12.2024 as per Bill	30.09.2024 as per Bill	Net	% of net amount
Land & Stamp Cost	0.81	0.81	-	0.00%
Rent Cost	1.37	1.13	0.24	1.29%
Construction Cost of Rehab cum Sale Building	9.14	1.29	7.85	42.04%
TDR Cost	2.84	2.84	-	0.00%
Approval Cost including Premium Cost / FSI / GOM Charges / fees Cost	3.01	2.99	0.02	0.11%
Architect Cost, RCC & Other Professional Cost	0.75	0.72	0.03	0.16%
Administrative Cost	0.64	0.63	0.01	0.05%
Marketing Cost	0.10	-	0.10	0.54%
Interest Cost (Bank Loan)	-	-	-	0.00%
Contingency Cost	-	-	-	0.00%
<b>Total</b>	<b>18.67</b>	<b>10.42</b>	<b>8.25</b>	<b>44.19%</b>

**6.8. % of Fund Utilised till 31<sup>st</sup> December 2024**

Particulars	Estimated Cost (in Cr.)	Incurred Cost as on 31.12.2024	% of Incurred Cost	% of Estimated Project Cost
Land & Stamp Cost	0.81	0.81	100.00%	1.83%
Rent Cost	3.95	1.37	34.71%	3.07%
Construction Cost of Rehab cum Sale Building	15.44	9.14	59.20%	20.49%
TDR Cost	3.42	2.84	83.08%	6.37%
Approval Cost including Premium Cost / FSI / GOM Charges / fees Cost	13.63	3.01	22.10%	6.75%
Architect Cost, RCC & Other Professional Cost	0.77	0.75	97.57%	1.68%
Administrative Cost	0.93	0.64	68.61%	1.43%
Marketing Cost	1.19	0.10	8.59%	0.23%
Interest Cost (Bank Loan)	4.00	-	0.00%	0.00%
Contingency Cost	0.46	-	0.00%	0.00%
<b>Total</b>	<b>44.60</b>	<b>18.67</b>	<b>41.86%</b>	<b>41.86%</b>

Based on above Calculation it is found that total Project cost incurred is 41.86% of the Total Project Cost.



**7. Means of Finance:**

Sr. No.	Particulars	Exp. Cumulative (Cr.)
1.	Equity share capital / Quassi Loan from Promoter	9.96
2.	Sales (Advance from customer)	0.54
3.	Bank Loan Amount	1.16
	<b>Total</b>	<b>11.66</b>

The Details of the Means of Finance are provided by Client as on 31.12.2024.

**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:**

Activity	Date of Implementation	Date of Completion	Status
Land			Completed
Development of Land			Completed
Foundation Work	June 2024		Footing work is in progress
Basment Floor Slab		September 2024	Slab work is completed
Ground Floor Slab	July 2024		Slab work is completed
1st Floor Slab		December 2024	Slab work is completed
2nd Floor Slab	October 2024		Slab work is completed
3rd Floor Slab			Slab work is completed
4th Floor Slab	January 2025	March 2025	Slab work is completed
5th Floor Slab			Slab work is completed
6th Floor Slab			Slab work is completed
7th Floor Slab			Shuttering work is in progress
8th Floor Slab	April 2025	June 2025	
9th Floor Slab			
Block work / Internal Plaster work	January 2025	September 2025	1 <sup>st</sup> to 3 <sup>rd</sup> floor block work is in progress
Terrace Parapet wall / Overhead water tank / Lift Machine room / compound	April	December 2025	

Activity	Date of Implementation	Date of Completion	Status
wall / External Plaster work			
Electric Work		March 2026	
Water Proofing			
Plumbing Work			
Tiling / Marble Flooring			
Door Frames			
Window Installation			
Staircase Flooring	October 2025		
Staircase Railing			
Refuge Area Flooring			
Internal Painting			
External Painting			
Lift Work			
Fire Fighting Installation			
Stack Parking	April 2026	June 2026	
CP Fitting & Sanitary Work			
Final Finishing & Fitting			

Project is running ahead as per scheduled mentioned in sanctioned letter.

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

**For Rehab Cum Sales Building:** 6th floor slab work is completed, 7th floor shuttering work & 1st to 3rd floor block work is in progress.

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

The cost of Project is ₹ 44.60 Cr.

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

We opinion amount of ₹ 25.93 Cr. Will be required to complete the Project.

#### 14. Mandatory Approval Status:

Sr. No.	Particulars	Name of Department	Status	Order Details
1A	IOD of Building & Approved Plan	Municipal Corporation of Greater Mumbai (MCGM).	Obtained and available at site	No. P-17042/2023/(503C)/K/W Ward/Vile Parle-K/W/IOD/1/New dated 06.02.2024
1B	Amended Approved Plan	Municipal Corporation of Greater Mumbai (MCGM).	Pending	
2A	First C.C.	Municipal Corporation of Greater Mumbai (MCGM).	Obtained and available at site	No. P-17042/2023/(503C)/K/W Ward/Vile Parle-K/W/CC/1/New dated 19.03.2024 valid upto 18.03.2025. This CC is endorsed



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				for the work upto plinth level, as per approved plans dated 06.02.2024.
2B	Second C.C.	Municipal Corporation of Greater Mumbai (MCGM).	Obtained and available at site	No. P-17042/2023/(503C)/KW Ward/Vile Parle- K/W/FCC/1/New dated 24.09.2024 valid upto 18.03.2025. This CC is endorsed for the work for Basement (Part) + Ground Floor + 1st to 6th Upper Floors as per IOD approved plan dated 06.02.2024
2C	Third C. C.	Municipal Corporation of Greater Mumbai (MCGM).	Pending	
3B	Occupancy	Municipal Corporation of Greater Mumbai (MCGM).	Pending (Project is not completed)	

### 15. Status Insurance Coverage:

Particulars	Descriptions	Particulars	Descriptions
Policy No.	0000000040172955	Policy Issued Date	31.07.2024
Period of Insurance	From 24.07.2024 to 31.12.2027	Total Sum Insured	₹ 15,44,00,000.00
Insurance Policy Name	Contractors All Risk Policy	Issued By	SBI General Insurance
Type of Cover / Benefit	1. Material Damage / Contract Price 2. Third Party Liabilities/ All accidents during policy period		

### 16. Assumptions & Remarks:

- The adequacy of Engineering / Structural design is beyond the scope of our assignment.
- As per Bank sanctioned letter Rehab cum Sale building estimated completion dated is 30<sup>th</sup> June 2026.
- We opinion that the project is will be completed as per estimated completion date mentioned in sanctioned letter.
- As per RERA Certificate estimated project completion date is 31/03/2026.
- The cost is certified based on the assumptions that the project will be completed within period. Few assumptions were made regarding inflation & cost rise etc. during construction period.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.01.23 17:37:15 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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



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**About the Project:**

<b>1. Introduction</b>					
a) Project Name (With Address & Phone Nos.)	<p><b>"Aneesh Apartment Co. Op. Housing Soc. Ltd."</b>, Proposed Redevelopment Building on Plot Bearing C.T.S. No. 503C, S. No. 212A, Hissa No. 3, S. No. 214 Part, Plot No. 1, Azad Lane, Off S. V. Road, K / W Ward, Village – Vile Parle, Andheri (West), Mumbai – 400 058, State – Maharashtra, Country – India</p> <p><u>Contact Person:</u> Mr. Kailas Sinari (Consultants) Mobile No. 9820950342 Mr. Md. Saif (Site Supervisor) Mobile No. 9945305067</p>				
b) Purpose of Valuation	As per request from State Bank of India, SME Chembur Branch to give the physical progress at site and to certify cost incurred towards project as on 30/09/2024 of the Project for LIE purpose.				
c) Date of Inspection of Property	07.01.2025				
d) Date of LIE Report	23.01.2025				
e) Name of the Developer of Property (in case of developer built properties)	<p>M/s. Banaji Silverline Developers LLP</p> <p>Ground Floor, Dilavaz Apartment, Lallubhai Park Road, Opp. Rajpuriya Boys Hostel, Andheri (West) Mumbai – 400 058, State - Maharashtra, Country – India</p>				
<b>2. Physical Characteristics of the Property</b>					
a) Location of the Property	<p><b>"Aneesh Apartment Co. Op. Housing Soc. Ltd."</b>, Proposed Redevelopment Building on Plot Bearing C.T.S. No. 503C, S. No. 212A, Hissa No. 3, S. No. 214 Part, Plot No. 1, Azad Lane, Off S. V. Road, K / W Ward, Village – Vile Parle, Andheri (West), Mumbai – 400 058, State – Maharashtra, Country – India</p>				
Brief description of the property					
<p><b>TYPE OF THE BUILDING</b></p> <p>1. <b>Sale Building (Wing C)</b></p> <table border="1"> <tr> <td>No. of Floors</td> <td>Basement (Part) + Ground Floor + 1st to 9<sup>th</sup> Residential Floor</td> </tr> <tr> <td>Building type</td> <td>Residential Rehab cum Sale building</td> </tr> </table> <p>Rehab cum Sales Building work is given on contract based for RCC contract. Developer has grant to the contractor do the work of construction and completion includes Concrete work, Reinforcement work, Masonry, Internal Plaster, External Plaster, and other miscellaneous work such as repairing, joints b/w concrete and masonry surface, etc. Bill must be paid on measurement of construction area exclusive of Steel, Cement &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> <p><b>PROPOSED DATE OF COMPLETION &amp; FUTURE LIFE:</b> Expected completion date as per RERA is 31<sup>st</sup> March 2026.</p>		No. of Floors	Basement (Part) + Ground Floor + 1st to 9 <sup>th</sup> Residential Floor	Building type	Residential Rehab cum Sale building
No. of Floors	Basement (Part) + Ground Floor + 1st to 9 <sup>th</sup> Residential Floor				
Building type	Residential Rehab cum Sale building				
Postal Address of the Property	<p><b>"Aneesh Apartment Co. Op. Housing Soc. Ltd."</b>, Proposed Redevelopment Building on Plot Bearing C.T.S. No. 503C, S. No. 212A, Hissa No. 3, S. No. 214 Part, Plot</p>				



		No. 1, Azad Lane, Off S. V. Road, K / W Ward, Village – Vile Parle, Andheri (West), Mumbai – 400 058, State – Maharashtra, Country – India	
Area of the plot/land (Supported by a plan)		Plot Area: 695.40 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		12.00 Mt. wide Road	
Description of adjoining property		Located in Higher Middle-class locality	
Plot No. Survey No.		C.T.S. No. 503C, S. No. 212A, Hissa No. 3, S. No. 214 Part, Plot No. 1	
Ward/Village/Taluka		Village – Vile Parle, 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>	Garden Plot and Azad Street	Garden Plot and Azad Street	Azad Lane
<b>South</b>	Sanskar Jyot School	Sanskar Jyot School	Chandra Air Building
<b>East</b>	Plot No. A – 2 and A – 3	Plot No. A – 2 and A – 3	Reporters Bungalow & Shree Lohana Vidhyarthi Bhavan
<b>West</b>	Govind and Ram Co – operative Housing Society Ltd.	Govind and Ram Co – operative Housing Society Ltd.	Azad Apartments

**4. Document Details and Legal Aspects of Property:**a) **Ownership Documents (Building Permission, Commencement Certificate & Status of Plan)**

## Sale Deed, Gift Deed, Lease Deed

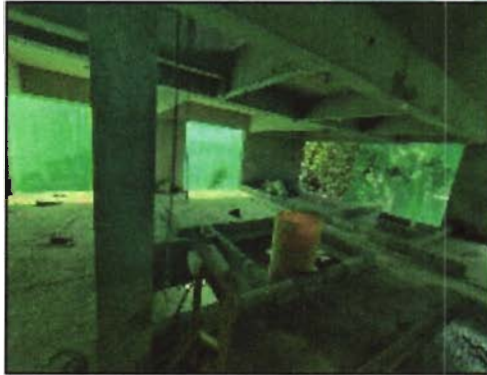
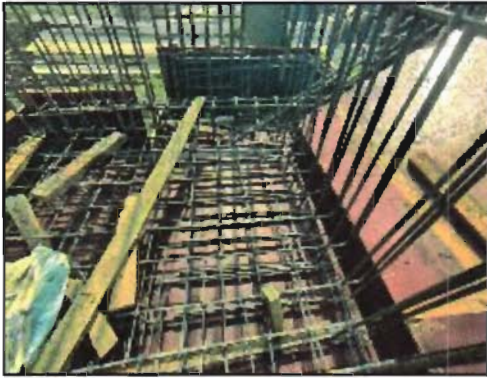
- Copy of Developer Agreement dated 19.04.2023 between M/s. Aneesh Apartments Co-operative Housing Society Ltd. (The Society) and M/s. Banaji Silverline Developers LLP (The Developers) through registered agreement Doc. No. BDR-18/6851/2023 dated 20.04.2023.
- Copy of Sale of TDR (FSI) Agreement dated 11.12.2023 between M/s. Gurukrupa Developers (Transferor) and M/s. Banaji Silverline Developers LLP (Transferee) of 243.50 Sq. M. (TDR FSI Area) through DRC No. SRA/1504/Spillover/Final bearing Folio No. TDR/SRP/HE-16 ward Phase -I/Spillover/Final dated 23.11.2023.
- Copy of Transfer / Utilisation of TDR (FSI) Agreement dated 04.12.2023 between M/s. National Textile Corporation Ltd. (Transferor) and M/s. Banaji Silverline Developers LLP (Transferee) of 143.60 Sq. M. (TDR FSI Area) through DRC No. 000933 bearing Folio No. TDR/City/Ward/G/N-12/I(DRC) dated 20.03.2017.
- Copy of Intimation of Disapproval (IOD) Letter No. P-17042/2023/(503C)/K/W Ward/Vile Parle-K/W/IOD/1/New dated 06.02.2024 issued by Municipal Corporation of Greater Mumbai (MCGM).
- Copy of Approved Plan P-17042/2023/(503C)/K/W Ward/Vile Parle-K/W/IOD/1/New dated 06.02.2024 issued by Municipal Corporation of Greater Mumbai (MCGM).  
Approved upto: Basement (Part) + Ground Floor + 1st to 7th Upper Floors + 8th (Part) Upper Floors.
- Copy of Commencement Certificate No. P-17042/2023/(503C)/K/W Ward/Vile Parle-K/W/CC/1/New dated 19.03.2024 valid upto 18.03.2025 issued by Municipal Corporation of Greater Mumbai (MCGM).  
(This CC is endorsed for the work for up to plinth level as per approved plan dated 06.02.2024)
- Copy of Concession Drawing Plan Dated 16.05.2023 submitted to Municipal Corporation of Greater Mumbai (MCGM).

Approval upto: Basement (Part) + Ground Floor + 1st to 9th Upper Floors
8. Copy of No Objection Certificate for Height Clearance Noc ID No. JUHU/WEST/B/042123/753707 dated 09.05.2023 valid upto 08.05.2031 issued Airports Authority of India.
9. Copy of CA Certificate dated 14.05.2024 issued by M/s. Shyam Prajapati & Associates.
10. Copy of CA (Form 3) Certificate dated 30.04.2024 issued by M/s. Priyesh Jain & Associates.
11. Copy of Architect's Certificate dated 14.05.2024 issued by Kaushal Chouhan.
12. Copy of Engineer's Certificate dated 30.04.2024 issued by Fahad Bhati.
13. Copy of Application for RERA Certificate Application No. REA51800160151 dated 15.05.2024 submitted to Maharashtra Real Estate Regulatory Authority (MAHRERA)
14. Copy of Estimated BMC approval cost bifurcation issued by M/s. Banaji & Associates.
15. Copy of RERA Certificate No. P51800056463 dated 05.06.2024 issued to Maharashtra Real Estate Regulatory Authority (MAHRERA).
16. Copy of Bills till 30.06.2024.
17. Copy of CA Certificate dated 18.07.2024 issued by M/s. Shyam Prajapati & Associates.
18. Copy of 2nd Commencement Certificate No. P-17042/2023/(503C)/K/W Ward/Vile Parle- K/W/FCC/1/New dated 24.09.2024 valid upto 18.03.2025 issued by Municipal Corporation of Greater Mumbai (MCGM). (This CC is endorsed for the work for Basement (Part) + Ground Floor + 1st to 6th Upper Floors as per IOD approved plan dated 06.02.2024).
19. Copy of CA Certificate Form 3 dated 18.10.2024 issued by M/s. Shyam Prajapati & Associates
20. Copy of Bills From 01.07.2024 to 30.09.2024
21. Copy of Insurance Policy No. 0000000040172955 dated 31.07.2024 issued by SBI General Insurance.
22. Copy of Architect's Certificate dated 04.11.2024 issued by Mr. Kaushal Chouhan
23. Copy of Engineer's Certificate dated 04.11.2024 issued by M/s. Banaji Silverline Developers LLP.

<b>b) Documents verified for present LIE report</b>
1. Copy of CA Certificate Form 3 dated 18.10.2024 issued by M/s. Shyam Prajapati & Associates
2. Copy of Bills From 01.07.2024 to 30.09.2024
3. Copy of Insurance Policy No. 0000000040172955 dated 31.07.2024 issued by SBI General Insurance.
4. Copy of Architect's Certificate dated 04.11.2024 issued by Mr. Kaushal Chouhan
5. Copy of Engineer's Certificate dated 04.11.2024 issued by M/s. Banaji Silverline Developers LLP.



## Actual Site Photographs As on 07.01.2025



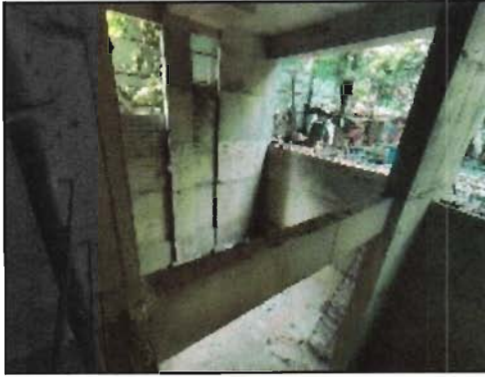


## Actual Site Photographs As on 07.01.2025





## Actual Site Photographs As on 07.01.2025



## Route Map of the property

Site u/r



Latitude Longitude: 19°06'49.2"N 72°50'29.4"E

Note: The Blue line shows the route to site from nearest railway station (Andheri (West) – 950M.)



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company





**CA Certificate Dated 22.01.2025 till 31.12.2024 issued by**  
**M/s. Shyam Prajapati & Associates.**



**SHYAM PRAJAPATI & ASSOCIATES**

Office: - 108, Prince Plaza Co-Op Housing Society, Cabin Road, Near Bhayandar Phatak, Bhayandar East, Thane - 401 105.

To

State Bank of India

**CERTIFICATE**

We write to inform you that we have examined and verified the accounts, records and all relevant documents of **Banaji Silverline Developers LLP**, having its registered office at **Dilnavaz Apartment, Ground Floor, Lalubhai Park Road, Andheri West, Mumbai-400058** and do hereby state as follows:

Currently the total investment in the Redevelopment Project of **Aneesh CHS Ltd** by the **Banaji Silverline Developers LLP** is **Rs. 11.66 Crores** out of which **Rs. 0.54 crores** is collected from customers. The balance investment of **Rs. 11.12 Crores** in the project is through promoter's contribution is **Rs. 9.96 Cr** and **Rs. 1.16 Cr** through bank loan which is equal to **26.20 %** of the total project cost which is estimated at **Rs. 42.44 Crores**.

The details of the estimated project cost and means of finance are as mentioned here under:-

Rs. In Crore

Particulars	Cost incurred 30.12.24	to be incurred	Total Cost
Land Cost + Stamp Duty	0.81	-	0.81
Rent & Corpus Cost	1.37	2.58	3.95
TDR Cost	2.84	-	2.84
Construction Cost for Building	2.45	12.99	15.44
Approval Cost	3.04	10.58	13.62
Architect & other Professional fees	0.47	0.30	0.77
Administrative Expenses	0.58	0.35	0.93
Marketing Expenses	0.10	1.01	1.11
Interest Cost	0.00	2.51	2.51
Contingency Cost	-	0.46	0.46
<b>Total</b>	<b>11.66</b>	<b>30.78</b>	<b>42.44</b>

We further certify that the cost incurred till **31.12. 2024** in the Project "**Aneesh CHS Ltd**" is by way of

Rs. in Crore

Particulars	Cost incurred 30.12.24	to be incurred	Total Cost
Promoter Contribution	9.96	2.64	12.60
Bank Loan	1.16	13.84	15.00
Sales Advances	0.54	14.90	15.44
<b>Total</b>	<b>11.66</b>	<b>30.78</b>	<b>42.44</b>

**CA Certificate Dated 22.01.2025 till 31.12.2024 issued by**  
**M/s. Shyam Prajapati & Associates.**



**SHYAM PRAJAPATI & ASSOCIATES**

Office: - 108, Prince Plaza Co-Op Housing Society, Cabin Road, Near Bhayandar Phatak, Bhayandar East, Thane - 401 105.

The aforesaid facts stated by us are certified to be true and correct as per books of accounts and documents produced before us.

For Shyam Prajapati & Associates  
Chartered Accountants



CA. Shyam Prajapati  
Proprietor  
Membership No.182365  
UDIN:-25182365BMJMMT7790  
Dated:- 22/01/2025  
Place:Mumbai



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