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

## Vastukala Consultants (I) Pvt. Ltd.

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



Details of the property under consideration:

**Name of Project: NICCO Residency**

"NICCO Residency", Proposed S. R. Scheme Residential building on Plot bearing C.T.S. No. 190 A/6/2(pt), Poonam Nagar, MMRDA Colony, JVLR Road, Village – Majas – III, Jogeshwari (East), Mumbai – 400 093, Maharashtra, India

**Latitude Longitude: 19°08'19.0"N 72°52'15.7"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 – 400 071, Maharashtra, India

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#### Regd. Office

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

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## Vastukala Consultants (I) Pvt. Ltd.

LIE Report Prepared for: SBI / SME Chembur Branch / NICCO Residency (14490/2310673) Page 2 of 48

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Vastu/SBI/Mumbai/02/2025/14490/2310673  
21/04-323-PY  
Date: - 21.02.2025

### SEVENTH 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 – 400 071,  
Maharashtra, India

Subject: Construction of Proposed S. R. Scheme Residential building on Plot bearing C.T.S. No. 190 A/6/2(pt), Poonam Nagar, MMRDA Colony, JVLR Road, Village – Majas – III, Jogeshwari (East), Mumbai – 400 093, Maharashtra, 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 Amenity, Rehab and Sale Building project situated on plot bearing C.T.S. No. 190 A/6/2(pt), Poonam Nagar, MMRDA Colony, JVLR Road, Village – Majas – III, Jogeshwari (East), Mumbai – 400 093, Maharashtra, India which is being developed by M/s. Neelkamal Realty & Construction LLP in order to give the physical progress at site and to certify cost incurred towards project as on 31/12/2024.
- 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 Building No. 1:** Till 9<sup>th</sup> floor slab work is completed, 10<sup>th</sup> floor shuttering work & 1<sup>st</sup> to 6<sup>th</sup> floor block work is in progress.  
**Rehab building work is delay by 13 months.**
  - b. **For Amenity Building No. 2:** Building work is completed.
  - c. **For Sales Building No. 3 (Wing A, B & C):** Till 15<sup>th</sup> Floor Slab work is completed, Ground to 10<sup>th</sup> Floor & 11<sup>th</sup> floor (Part) blockwork is completed, Ground, 1<sup>st</sup> & 3<sup>rd</sup> to 10<sup>th</sup> Floor plaster work, waterproofing, gypsum work, kitchen platform, flooring, kitchen tiling & toilet dadoing work, electrical & plumbing conducting is completed, Ground & 1<sup>st</sup> floor firefighting, door and window installed, internal painting work is completed, 2<sup>nd</sup> floor plaster work is completed. 16<sup>th</sup> floor shuttering work is in progress.  
**Sale building (Wing A, B & C) work is delay by 9 months.**
- iv. As per cost incurred certificate issued by CA Certificate actual total expenditure occurred as on 31/12/2024 is ₹ 144.45 Cr. for Amenity, Rehab & Sale Building (Wing A, B & C) & overall financial progress is 44.38% estimated cost of project.

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- v. As per bills **actual total expenditure occurred as on 31/12/2024 is ₹ 144.00 Cr. for Residential of Amenity, Rehab & Sale Building (Wing A, B & C) & overall financial progress is 44.24% estimated cost of project.**
- vi. Overall Physical progress of the Rehab building No. 1 construction as on 07/01/2025 is 23.56% as per physical site inspection.
- vii. Overall Physical progress of the Amenity building No. 2 construction as on 07/01/2025 is 100.00% as per physical site inspection.
- viii. Overall Physical progress of the sale building No. 3 (Wing A, B & C) construction as on 07/01/2025 is 49.74% as per physical site inspection.
- ix. Overall Physical progress of the amenity, rehab & sale building (Wing A, B & C) construction as on 07/01/2025 is 44.90% as per physical site inspection.

**NOTE:**

- ✓ Amended building approval drawings for sale building no. 3 was submitted to us and has building permission are as below:
- Wing A & B: Basement (Part) + Ground Floor (Part) + Stilt Floor (Part) + 1st & 2nd (Part) Podium Floor + 3rd & 4th (Part) E – deck Floor + 4th (Part) to 21st (Part) Upper Residential Floor
  - Wing C: Basement (Part) + Ground Floor (Part) + Stilt Floor (Part) + 1st & 2nd (Part) Podium Floor + 3rd & 4th (Part) E – deck Floor + 4th (Part) to 20th Upper Residential Floor
- ✓ As bank has sanctioned the loan upto 3<sup>rd</sup> floor of amenity building no. 2, 23<sup>rd</sup> floor of rehab building no. 1 & upto 19<sup>th</sup> floor of sale building no. 3 (Wing A to C).
- ✓ Hence for the LIE Report we have considered as following for Plinth Calculation.
- Rehab Building No. 1 – Ground Floor + 1st to 23<sup>rd</sup> Upper Residential Floors
  - Amenity Building No. 2 – Ground Floor + 1st to 3<sup>rd</sup> Upper Residential Floors
  - Sale Building No. 3 (Wing A to C) – Basement (Part) + Ground Floor (Part) + Stilt Floor (Part) + 1st & 2nd (Part) Podium Floor + 3<sup>rd</sup> & 4<sup>th</sup> (Part) E – deck Floor + 4<sup>th</sup> (Part) to 19<sup>th</sup> (Part) Upper Residential Floor

**DECLARATION**

- a. The information furnished in the report is based on our 7<sup>th</sup> site visit Dated 07/01/2025 & Document Provided by Client.
- b. Vastukala 6<sup>th</sup> LIE Report of the project dated 15/11/2024.
- 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

Encl.: LIE report

**Auth. Sign.**



Since 1989

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## 1. Purpose & Methodology

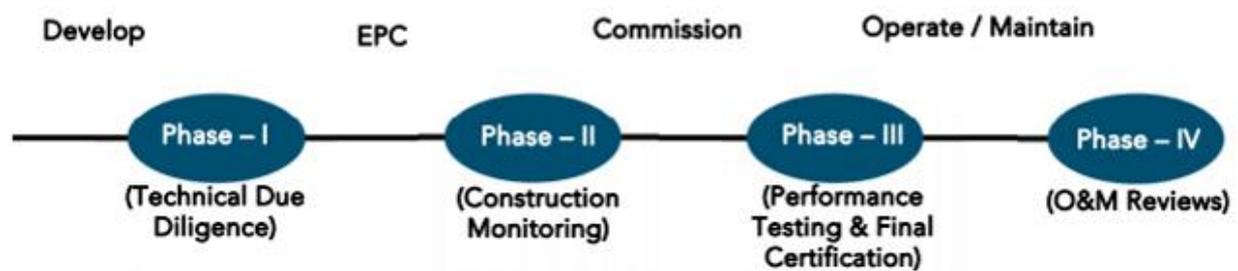
- State Bank of India Banks and financial institutions require monitoring & an independent review of the progress of the sanctioned projects

**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 / NICCO Residency (14490/2310673) Page 5 of 48

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**SEVENTH LENDER'S INDEPENDENT ENGINEER REPORT  
OF  
"NICCO RESIDENCY"**

"NICCO Residency", Proposed S. R. Scheme Residential building on Plot bearing C.T.S. No. 190 A/6/2(pt), Poonam Nagar, MMRDA Colony, JVLR Road, Village – Majas – III, Jogeshwari (East), Mumbai – 400 093, Maharashtra, India

**Latitude Longitude: 19°08'19.0"N 72°52'15.7"E**

**NAME OF DEVELOPER: M/s. Neelkamal Realty & Construction LLP**

Pursuant to instructions from State of India, SME Chembur Branch, Mumbai 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 S. R. Scheme Residential building on Plot bearing C.T.S. No. 190 A/6/2(pt), Poonam Nagar, MMRDA Colony, JVLR Road, Village – Majas – III, Jogeshwari (East), Mumbai – 400 093. It is about 2.10 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. Neelkamal Realty &amp; Construction LLP</b>
<b>Project Rera Registration Number</b>	<b>P51800045221</b>
<b>Registered office address</b>	Office at 201-A, Vertex Vikas, Sir M.V. Road, Andheri (East), Mumbai – 400 069, Maharashtra, India
<b>Contact details</b>	<b>Contact Person:</b> Mrs. Mona Mehta (Consultant) Mobile No. 7977952834
<b>E – mail ID and website</b>	

**3. Boundaries of the Property:**

Direction	Particulars
<b>On or towards North</b>	Open Plot/R G Reservation
<b>On or towards South</b>	18.30 D P Road
<b>On or towards East</b>	9.0 M. D P Road
<b>On or towards West</b>	CTS No. 185



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## 2. Introduction

As per Information on site M/s. Neelkamal Realty & Construction LLP has acquired land by conveyance Agreement dated 21.12.2018 through registered agreement vide No. BDR-18-13205-2018 dated 24.12.2018 admeasuring area is 5,669.67 Sq. M. bearing CTS No. 190/A/6/2 (Part). For the Proposed Residential Building.

## 3. Area Statement:

### 3.1. Land:

Date	Particular	Area in Sq. M.
21.12.2018	CTS No. 190/A/6/2	5,669.67
	TOTAL	5,669.67

1. Copy of Development Agreement dated 21.12.2018 between M/s. Advaita Estate & Development Private Limited (The Vendor) and M/s. Neelkamal Realty & Construction LLP (The Purchasers) through registered agreement vide No. BDR-18-13205-2018 dated 24.12.2018.
2. Copy of Rectification Deed dated 22.07.2019 between M/s. Advaita Estate & Development Private Limited (The Vendor) and M/s. Neelkamal Realty & Construction LLP (The Purchasers) through registered agreement vide No. BDR-18-9088-2019 dated 08.08.2019.
3. Copy of Confirmation Deed dated 03.04.2019 between M/s. Advaita Estate & Development Private Limited (The Vendor) and M/s. Neelkamal Realty & Construction LLP (The Purchasers) through registered agreement vide No. BDR-18-3868-2019 dated 05.04.2019.
4. Copy of Indenture Agreement dated 26.05.1998 between M/s. Madhu Fantasy Land Pvt. Ltd. (The Vendor) and M/s. Advaita Estate & Development Private Limited (The Purchasers)

**3.2. Building Area:****3.2.1. As per Approved Plan:**

(I)	AREA STATEMENT	SLUM	NON SLUM	TOTAL IN SQ. M.
1	Gross Area Of Plot	2,200.00	3,469.67	5,669.67
a)	Area Of Rehabilitation And Resettlement		3,469.67	3,469.67
2	Deduction For			
A)	For Reservation / Road Area			
a)	Proposed Rehabilitation And Resettlement (Rr 2.1) (3469.67 X 40% = 138.87		1,387.87	1,387.87
B)	For Amenity Area			
a)	Area Of Amenity Plot/Plot To Be Handed Over As Per Dcr 14(A)			
b)	Area Of Amenity Plot/Plot To Be Handed Over As Per Dcr 14(B)			
c)	Area Of Amenity Plot/Plot To Be Handed Over As Per Dcr 15			
d)	Area Of Amenity Plot/Plot To Be Handed Over As Per Dcr 32			
c)	Deduction For Existing Built-Up Area To Be Retained If Any			
a)	Land Component Of Existing Bus As Per Regulation Under Which The Development			
3	Total Deduction [2(A) + 2 (B) + 2 (C)]		1,387.87	1,387.87
4	Balance Area Of Plot (1 Minus 3)	2,200.00	2,081.80	4,281.80
4(i)	Addition For			
A)	For Reservation /Road			
b)	Proposed Rehabilitation And Resettlement (Rr 2.1) (3469.67 X 40% = 138.87		1,387.87	1,387.87
5	Plot Area Under Development (As Per Sr. No. 4 Above)	2,200.00	3,469.67	5,669.67
6	Zonal (Basic) Fsi (1 Or 1.33)	4.00 OR MORE	1.00	
7	Permissible Built-Up Area As Per Zonal (Basic) Fsi (5*6) (In Case Of Mill Land Permissible Built-Up Area Kept In Abeyance)		3,469.67	3,469.67
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) 3		1,734.84	1,734.84
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 (DRC No. – Road/0072/2023 (road), dated- 27/12/2023, area = 69.66 Sq. M.) (DRC No. – Res/0040/2024 (Amenity Open Space), dated- 05/02/2024, area = 175.79 Sq. M.) (DRC No. – Road/0073/2024 (road), dated- 05/02/2024, area = 435.57 Sq. M.)		1581.54	1581.54

(I)	AREA STATEMENT	SLUM	NON SLUM	TOTAL IN SQ. M.
	(DRC No. – Res/0042/2024 (Reservation), dated- 07/03/2024, area = 900.52 Sq. M.)			
11a	Regulation No. 30(A) subject to regulation No. 30(A)3			
12	Permissible Built-Up Area (7 + 8 + 9 + 10 + 11)		6,786.05	6,786.05
13	Proposed Built Up Area			
	Bldgs	Amenity	Rehab	Sale
	Rehab Bldg. No. 1		4876.3	548.76
	Amenity Bldg. No. 2	1734.36		
	Sale Bldg No. 3			15943.15
14	Total Rehab Bua	4876.3		4,876.30
15	Total Rehab Component Area		8,317.99	8,317.99
16	Incentive Sale Area (15 X 1.00)		8,317.99	8,317.99
17	Sale Area Permissible On Non-Slum Plot		6786.05	6786.05
18	Total Area Permissible		13,194.29	19980.34
19	Sanctioned Fsi		6.00	1.96
20 a	Sale Bua Permissible		8,317.99	6786.05
20 b	Built Up Area Equal To Area Of Land Handed Over As Per (Regulation No. 17)			1,387.87
20 c	Total Sale Bua Permissible		8,317.99	8173.92
20	Total Sale Bua Proposed		8,317.99	8173.92
21	Total Proposed Bua (Rehab + Sale) (14 + 20)		13,194.29	8173.92
22	Tdr Generated If Any As Per Regulation 30 (A) (3469.67 X 50% = 1734.84 [(1743.36 X 30,250) / 65,040] X 1.50 + 1216.25 Sq. M.			1,216.25
23	Fungible Compensatory Area As Per Regulation No. 31 (3)			
a)	i) Permissible Fungible Compensatory Area For Rehab Component Without Charging Premium			1,706.70
	ii) Fungible Compensatory Area Availed For Rehab Component Without Charging Premium			95.28
b)	i)Basic Sale Commercial Bua			735.14
	ii)Basic Sale Residential Bua			15756.77
c)	i) Permissible Commercial Fungible Compensatory By Charging Premium			257.30
	ii) Proposed Sale Commercial Fungible Compensatory Area Already Paid Wide Receipt No. 53535 Dated 13/08/2021			227.50
d)	i) Permissible Commercial Fungible Compensatory By Charging Premium			5514.87
	ii) Proposed Sale Commercial Fungible Compensatory Area Already Paid Wide Receipt No. 53535 Dated 13/08/2021			4,987.17
	iii) Proposed Sale residential fungible compensatory area already paid wide receipt no. 783219 Dated 03/06/2024			492.82
e)	Total Proposed Sale Commercial And Residential Fungible Area 23 (C) ii + 23 (D)ii)			5707.49
f)	Total Proposed Sale Commercial And Residential Fungible Area			22199.40

(I)	AREA STATEMENT	SLUM	NON SLUM	TOTAL IN SQ. M.
	23 (B)(F) li + 23 (E)			
25	Fsi Consumed On Net Plot [21/4]	6.00	2.36	
II	Others Requirements			
A)	Reservation / Designments			
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		1,387.87	1,387.87
B)	Plot Area/Built Up To Amenity To Be Handed Over As Per Regulation			
	I) 14 (A)			
	li) 14 (B)			
	lii) 15			
C	Requirements Of Recreational Open Space In Layout / Plot As Per Regulation No. 27			
D)	Tenement Statement			
	I) Proposed Built Up Area (13 Above)	REFER ABOVE STATEMENTS		
	li) Less Deduction Of Non - Residential Area (Shop Etc)			
	lii) Aera Available For Tenements [(I) Minimum (li)]			
	Iv) Tenements Permissible Of Tenements Proposed On The Plot			
	V) Total Number Of Tenements Proposed On The Plot			
e)	Parking Statements			
	I) Parking Required By Regulation For	REFER ABOVE STATEMENTS		
	Car			
	Scooter/Motor Cycle			
	li) Covered Garbage Permissible			
	lii) Covered Garbage Proposed			
	Car			
	Scooter / Motor Cycle			
	Outsider (Visitors)			
	Iv)Total Parking Proposed			
	Transport Vehicles Parking			
	i) Spaces For Transport Vehicles Parking Required By Regulation			
	ii) Total No. Of Transport Vehicles Parking Space Provided			

#### 4. List of Approvals:

1. Copy of Letter of Intent (LOI) No. KE/PVT/0250/20201009/LOI dated 04.08.2021 issued by Slum Rehabilitation Authority (SRA).
2. Copy of Rehab Building No. 1 IOA Letter No. SRA/ENG/KE/PVT/0250/20201009/AP/R – 1 dated 18.08.2021 issued by Slum Rehabilitation Authority (SRA).
3. Copy of Amenity Building No. 2 IOA Letter No. SRA/ENG/KE/PVT/0250/20201009/AP/A – 2 dated 18.08.2021 issued by Slum Rehabilitation Authority (SRA).
4. Copy of Sale Building No. 3 IOA Letter No. SRA/ENG/KE/PVT/0250/20201009/AP/S/3 dated 18.08.2021 issued by Slum Rehabilitation Authority (SRA).
5. Copy of Rehab Building No. 1 Approved Plan No. KE/PVT/0250/2020/009/AP/R – 1 dated 30.09.2022 issued by Slum Rehabilitation Authority (SRA).

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

6. Copy of Amenity Building No. 2 Approved Plan No. SRA/ENG/KE/PVT/0250/2020/009/AP/A – 2 dated 18.08.2021 issued by Slum Rehabilitation Authority (SRA).

#### Approved upto: Ground Floor + 1st to 3rd Upper Residential Floor

7. Copy of Sale Building No. 3 Approved Plan No. SRA/ENG/KE/PVT/0250/20201009/AP/S/3 dated 30.09.2022 issued by Slum Rehabilitation Authority (SRA).

#### Approved upto (Wing A to C): Basement (Part) + Ground Floor (Part) + Stilt Floor (Part) + 1st & 2nd (Pt.) Podium Floor + 3rd & 4th (pt.) E – deck Floor + 4th (Pt.) to 19th (Pt.) Upper Residential Floor

8. Copy of Sale Building No. 3 Amended Approved Plan No. KE/PVT/0250/20201009/AP/S/3 dated 24.06.2024 issued by Slum Rehabilitation Authority (SRA).

#### Approved upto:

#### Wing A & B: Basement (Part) + Ground Floor (Part) + Stilt Floor (Part) + 1st & 2nd (Part) Podium Floor + 3rd & 4th (Part) E – deck Floor + 4th (Part) to 21st (Part) Upper Residential Floor

#### Wing C: Basement (Part) + Ground Floor (Part) + Stilt Floor (Part) + 1st & 2nd (Part) Podium Floor + 3rd & 4th (Part) E – deck Floor + 4th (Park) to 20th Upper Residential Floor

9. Copy of Rehab Building No. 1 1st Commencement Certificate No. KE/PVT/0250/20201009/AP/R-1 dated 17.01.2023 issued by Slum Rehabilitation Authority (SRA).

#### (This CC is endorsed for the work for Plinth Level by excluding portion of religious structure)

10. Copy of Rehab Building No. 1 2nd Commencement Certificate No. KE/PVT/0250/20201009/AP/R-1 dated 31.07.2024 issued by Slum Rehabilitation Authority (SRA).

#### (This CC is endorsed for the work for Ground Floor + 1st to 23rd Upper Residential Floor by excluding portion of religious structure as per approved amended plans dated 30/09/2022)

11. Copy of Amenity Building No. 2 1st Commencement Certificate No. KE/PVT/0250/20201009/AP/A-2 dated 17.01.2023 issued by Slum Rehabilitation Authority (SRA).

#### (This CC is endorsed for the work for Plinth Level)

12. Copy of Amenity Building No. 2 2nd Commencement Certificate No. KE/PVT/0250/20201009/AP/A-2 dated 23.06.2023 issued by Slum Rehabilitation Authority (SRA).

#### (This CC is endorsed for the work for Ground floor + 1st to 3rd Upper Floor & OHT & LMR)

13. Copy of Sale Building No. 3 1st Commencement Certificate No. KE/PVT/0250/20201009/AP/S-3 dated 17.01.2023 issued by Slum Rehabilitation Authority (SRA).

#### (This CC is endorsed for the work for Plinth Level)

14. Copy of Sale Building No. 3 2<sup>nd</sup> Commencement Certificate No. KE/PVT/0250/20201009/AP/S-3 dated 17.01.2023 issued by Slum Rehabilitation Authority (SRA).

**(This CC is endorsed for the work for Ground Floor + 1st to 11th (Pt.) Upper Floors as per approved plans dated 30.09.2022)**

15. Copy of Sale Building No. 3 3<sup>rd</sup> Commencement Certificate No. KE/PVT/0250/20201009/AP/S-3 dated 24.06.2024 issued by Slum Rehabilitation Authority (SRA).

**(This CC is endorsed for the work for Ground Floor + 1st to 13th (Pt.) Upper Floors as per approved plans dated 24.06.2024)**

16. Copy of Sale Building No. 3 4<sup>th</sup> Commencement Certificate No. KE/PVT/0250/20201009/AP/S-3 dated 12.09.2024 issued by Slum Rehabilitation Authority (SRA).

**(This CC is endorsed for the work for Ground Floor + 1st to 18th (Pt.) Upper Floors for RCC framework & Ground Floor to 1<sup>st</sup> to 13<sup>th</sup> (pt.) upper floor for brickwork as per approved amended plans dated 24.06.2024)**

## 5. LEVEL OF COMPLETION:

### 5.1. Amenity Building No. 2

Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Work Completion as on 07.01.2025	Work Completion as on 6th LIE Report
1	Excavation & Shore Piling			Work is Completed	Work is Completed
2	Ground Floor	476.44	476.44	100 % Work is completed	100 % Work is completed
3	1st Floor	508.48	508.48	100 % Work is completed	100 % Work is completed
4	2nd Floor	508.48	508.48	100 % Work is completed	100 % Work is completed
5	3rd Floor	508.48	508.48	100 % Work is completed	100 % Work is completed
6	Terrace Floor	55.17	55.17	100 % Work is completed	100 % Work is completed
<b>Total</b>		2,057.05	2,057.05		

## 5.2. Rehab Buidling No. 1

Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Work Completion as on 07.01.2025	Work Completion as on 6 <sup>th</sup> LIE Report
1	Excavation & Shore Piling			Excavation work is completed	Work not started yet
2	Ground Floor	464.47	464.47	Slab work is completed	Slab work is completed
3	1st Floor	478.02	478.02	Slab work is completed, block work is in progress	Slab work is completed
4	2nd Floor	486.64	486.64	Slab work is completed, block work is in progress	Slab work is completed
5	3rd Floor	505.09	505.09	Slab work is completed, block work is in progress	Slab work is completed
6	4th Floor	505.09	505.09	Slab work is completed, block work is in progress	
7	5th Floor	505.09	505.09	Slab work is completed, block work is in progress	
8	6th Floor	505.09	505.09	Slab work is completed, block work is in progress	
9	7th Floor	505.09	505.09	Slab work is completed	
10	8th Floor	505.09	505.09	Slab work is completed	
11	9th Floor	505.09	505.09	Slab work is completed	
12	10th Floor	505.09		Shuttering work is in progress	
13	11th Floor	505.09			
14	12th Floor	505.09			
15	13th Floor	505.09			
16	14th Floor	505.09			
17	15th Floor	505.09			
18	16th Floor	505.09			
19	17th Floor	505.09			
20	18th Floor	505.09			
21	19th Floor	505.09			
22	20th Floor	505.09			
23	21st Floor	505.09			
24	22nd Floor	505.09			
25	23rd Floor	505.09			
26	Terrace Floor	30.93			
<b>Total</b>		12,066.94	4,964.75		
<b>No. of Puzzle Car Parking</b>		131 Nos			

### 5.3. Sales Building No. 3 (Wing A, B & C)

Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Work Completion as on 07.01.2025	Work Completion as on 6 <sup>th</sup> LIE Report
1	Excavation & Shore Piling			50% Work is Completed	50% Work is Completed
2	Ground Floor	1,877.06	938.53	Slab Work, blockwork, plaster work, kitchen platform, kitchen tiling, toilet dadoing, flooring, firefighting, plumbing & electrical conducting work, door & window frame work, internal painting is completed	Slab Work, blockwork, plaster work, kitchen platform, kitchen tiling, toilet dadoing, flooring, firefighting, plumbing & electrical conducting work, door & window frame work, internal painting is completed
3	1st Floor	1,877.06	938.53	Slab Work, blockwork, plaster work, kitchen platform, kitchen tiling, toilet dadoing, flooring, firefighting, plumbing & electrical conducting work, door & window frame work, internal painting is completed.	Slab Work, blockwork, plaster work, kitchen platform, kitchen tiling, toilet dadoing, flooring, firefighting, plumbing & electrical conducting work, door & window frame work, internal painting is completed
4	2nd Floor	1,877.06	938.53	Slab Work, block work, waterproofing, plaster work & gypsum work is completed	Slab Work, block work, waterproofing, plaster work & gypsum work is completed
5	3rd Floor	1,771.12	885.56	Slab Work, block work, waterproofing, plasterwork, gypsum, kitchen platform & tiling, toilet dadoing, flooring, door & windows frames, electrical and plumbing conncealed work is completed, firefighting work is in progress.	Slab Work, block work, waterproofing, plaster work & gypsum work is completed
6	4th Floor	1,654.66	827.33	Slab Work, block work, waterproofing, plasterwork, gypsum, kitchen platform & tiling, toilet dadoing, flooring, door & windows frames, electrical and plumbing conncealed work is completed, firefighting work is	Slab Work, block work, waterproofing, plaster work & gypsum work is completed

Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Work Completion as on 07.01.2025	Work Completion as on 6 <sup>th</sup> LIE Report
				in progress.	
7	5th Floor	1,484.69	1,484.69	Slab Work, block work, waterproofing, plasterwork, gypsum, kitchen platform & tiling, toilet dadoing, flooring, door & windows frames, electrical and plumbing conncealed work is completed, firefighting work is in progress.	Slab Work, block work, waterproofing, plaster work & gypsum work is completed
8	6th Floor	1,484.69	1,484.69	Slab Work, block work, waterproofing, plasterwork, gypsum, kitchen platform & tiling, toilet dadoing, flooring, door & windows frames, electrical and plumbing conncealed work is completed, firefighting work is in progress.	Slab Work, block work, waterproofing, plaster work & gypsum work is completed
9	7th Floor	1,484.69	1,484.69	Slab Work, block work, waterproofing, plasterwork, gypsum, kitchen platform & tiling, toilet dadoing, flooring, door & windows frames, electrical and plumbing conncealed work is completed	Slab Work, block work, waterproofing, plaster work & gypsum work is completed
10	8th Floor	1,468.40	1,468.40	Slab Work, block work, waterproofing, plasterwork, gypsum, kitchen platform & tiling, toilet dadoing, flooring, door & windows frames, electrical and plumbing conncealed work is completed	Slab Work, block work, waterproofing, plaster work & gypsum work is completed
11	9th Floor	1,484.69	1,484.69	Slab Work, block work, waterproofing, plasterwork, gypsum, kitchen platform & tiling, toilet dadoing, flooring, door & windows frames, electrical and plumbing conncealed work is completed	Slab Work, block work, waterproofing, plaster work & 50% gypsum work is completed
12	10th Floor	1,484.69	1,484.69	Slab Work, block work, waterproofing, plasterwork,	Slab Work, block work is completed

Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Work Completion as on 07.01.2025	Work Completion as on 6 <sup>th</sup> LIE Report
				gypsum, kitchen platform & tiling, toilet dadoing, flooring, door & windows frames, electrical and plumbing conncealed work is completed	
13	11th Floor	1,484.69	1,484.69	Slab Work, 60% block work, is completed	Slab Work, 60% block work, is completed
14	12th Floor	1,484.69	1,484.69	Slab Work is completed	Slab Work is completed
15	13th Floor	1,484.69	1,484.69	Slab Work is completed	Slab Work is completed
16	14th Floor	1,484.69	1,484.69	Slab Work is completed	Slab Work is completed
17	15th Floor	1,498.47	1,498.47	Slab Work is completed	Shuttering work is in progress
18	16th Floor	1,484.69		Shuttering work is in progress	
19	17th Floor	1,484.69			
20	18th Floor	1,484.69			
21	19th Floor	990.59			
22	Terrace Floor	160.32			
<b>Total</b>		<b>30,990.95</b>	<b>21,796.04</b>		
<b>No. of Puzzle Car Parking</b>		<b>300 Nos</b>			

- ✓ As per site inspection following building work is completed as below,
  - Amenity building No. 2 – 100% work is completed
  - Rehab building No. 1 – Slab work is completed upto 9<sup>th</sup> floors
  - Sale building No. 3 (Wing A to C) - Slab work is completed upto 15<sup>th</sup> floors.
- ✓ Amended building approval drawings for sale building no. 3 was submitted to us and has building permission are as below:
  - Wing A & B: Basement (Part) + Ground Floor (Part) + Stilt Floor (Part) + 1st & 2nd (Part) Podium Floor + 3rd & 4th (Part) E – deck Floor + 4th (Part) to 21st (Part) Upper Residential Floor
  - Wing C: Basement (Part) + Ground Floor (Part) + Stilt Floor (Part) + 1st & 2nd (Part) Podium Floor + 3rd & 4th (Part) E – deck Floor + 4th (Park) to 20th Upper Residential Floor
- ✓ As bank has sanctioned the loan upto 3<sup>rd</sup> floor of amenity building no. 2, 23<sup>rd</sup> floor of rehab building no. 1 & upto 19<sup>th</sup> floor of sale building no. 3 (Wing A to C).
- ✓ Hence for the LIE Report we have considered as following for Plinth Calculation.
  - Rehab Building No. 1 – Ground Floor + 1st to 23rd Upper Residential Floors
  - Amenity Building No. 2 – Ground Floor + 1st to 3rd Upper Residential Floors
  - Sale Building No. 3 (Wing A to C) – Basement (Part) + Ground Floor (Part) + Stilt Floor (Part) + 1st & 2nd (Part) Podium Floor + 3rd & 4th (Part) E – deck Floor + 4th (Part) to 19th (Part) Upper Residential Floor

## 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 Cost	36.80
Rent Cost	3.85
Construction Cost of Rehab & Amenity Building	48.50
Construction Cost of Sale Building	117.27
Premium Cost / FSI / GOM Charges / fees / security Deposits & TDR Cost	32.43
Architect Cost, RCC & Other Professional Cost	8.29
Administrative Cost	6.63
Marketing Cost	16.77
Interest Cost (Bank Loan)	50.00
Contingency Cost	4.97
<b>Total</b>	<b>325.51</b>

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

Particulars	Incurred Cost (In Cr.) 31.12.2024 by M/s. Varma & Associates	Incurred Cost (In Cr.) 30.09.2024 by M/s. Varma & Associates	Net
Land Cost	36.80	36.80	-
Rent Cost	5.15	5.15	-
Construction Cost of Rehab & Amenity Building	46.85	38.97	7.88
Construction Cost of Sale Building			
Premium Cost / FSI / GOM Charges / fees / security Deposits & TDR Cost	30.06	30.04	0.02
Architect Cost, RCC & Other Professional Cost	2.65	2.65	-
Administrative Cost	14.32	11.96	2.36
Marketing Cost			
Interest Cost (Bank Loan)	4.26	3.23	1.03
Contingency Cost	4.36	-	4.36
<b>Total</b>	<b>144.45</b>	<b>128.80</b>	<b>15.65</b>

- ✓ The Builder has incurred about 46.85 Cr. as construction cost of all the 3 building, 30.06 Cr. for approval of project, 2.65 Cr. for Professional charges, 14.32 Cr. for admin cost & marketing cost, 4.26 Cr. for interest cost and 4.36 Cr. for contingency cost in last quarter till 31.12.2024 as per C.A. certificate issued by M/s. Varma & 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 Cost	36.80	36.80	-
Rent Cost	5.30	5.30	-
Construction cost of Rehab & Amenity Building	47.08	38.84	8.25
Construction cost of Sale Building			
Premium Cost / FSI / GOM Charges / fees / security Deposits & TDR Cost	29.57	29.55	0.02
Architect Cost, RCC & Other Professional Cost	2.73	2.71	0.02
Administrative Cost	5.15	4.61	0.54
Marketing Cost	13.09	11.06	2.03
Interest Cost	4.28	3.25	1.03
Contingency Cost	-	-	-
<b>Total</b>	<b>144.00</b>	<b>132.10</b>	<b>11.89</b>

Note:

**6.4. Land Cost:**

Sr. No.	Agreement Name	Date	Particulars	Total Cost in ₹	Incurred Cost in ₹
1	Conveyance Deed	21.12.2018	Purchase Cost	35,04,00,000.00	35,04,00,000.00
2			Stamp Duty	1,75,20,000.00	1,75,20,000.00
3			Reg. Fees	30,000.00	30,000.00
4				1,900.00	1,900.00
5	Confirmation Deed	03.04.2019	Stamp Duty	500.00	500.00
6			Reg. Fees	1,900.00	1,900.00
7				100.00	100.00
5	Rectification Deed	22.06.2019	Stamp Duty	500.00	500.00
6			Reg. Fees	1,900.00	1,900.00
7				100.00	100.00
<b>TOTAL</b>				<b>36,79,56,900.00</b>	<b>36,79,56,900.00</b>

As per conveyance 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 in ₹ (in Cr.)
1	Construction Cost of Rehab & Amenity Building	47,08,30,354.00	47.08	38,83,59,536.00	38.84	8.25
2	Construction Cost of Sale Building					
3	Rent Cost	5,29,58,946.00	5.30	5,29,58,946.00	5.30	-
4	Premium Cost / FSI / GOM Charges / fees / security Deposits & TDR Cost	29,57,00,360.00	29.57	29,54,74,280.00	29.55	0.02
5	Professional Cost	2,73,43,641.00	2.73	2,71,31,105.00	2.71	0.02
6	Administrative Cost	5,14,92,264.00	5.15	4,60,56,475.00	4.61	0.54
7	Marketing Cost	13,09,06,933.00	13.09	11,05,68,115.00	11.06	2.03
	<b>TOTAL</b>	<b>102,92,34,498.00</b>	<b>102.92</b>	<b>92,05,48,457.00</b>	<b>92.05</b>	<b>10.87</b>

Note: Bills were provided by the client up to 31.12.2024

### 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	Balance Amount in ₹
1	Interest Cost	50,00,00,000.00	4,27,78,031.00	3,25,18,577.00	1,02,59,454.00	45,72,21,969.00
	<b>TOTAL</b>	<b>50,00,00,000.00</b>	<b>4,27,78,031.00</b>	<b>3,25,18,577.00</b>	<b>1,02,59,454.00</b>	<b>45,72,21,969.00</b>

Interest Cost is based on discussion with the client.

**6.6. Cost of Construction as on 07<sup>th</sup> January 2025:****6.6.1. Rehab Building No. 1**

Sr. No.	Floor	Total Construction Area in Sq. M.	Completed Area in Sq. M.	Rate per Sq. M.	Full Value after completion	% of work completed	Actual Expenditure till date in ₹
1	Excavation & Piling Work	10% of Construction Cost of Building			3,25,80,726.00	100%	3,25,80,726.00
2	Ground	464.47	464.47	27,000.00	1,25,40,673.80	50%	62,70,336.90
3	1st	478.02	478.02	27,000.00	1,29,06,523.80	52%	67,11,392.38
4	2nd	486.64	486.64	27,000.00	1,31,39,263.80	52%	68,32,417.18
5	3rd	505.09	505.09	27,000.00	1,36,37,413.80	52%	70,91,455.18
6	4th	505.09	505.09	27,000.00	1,36,37,413.80	52%	70,91,455.18
7	5th	505.09	505.09	27,000.00	1,36,37,413.80	52%	70,91,455.18
8	6th	505.09	505.09	27,000.00	1,36,37,413.80	52%	70,91,455.18
9	7th	505.09	505.09	27,000.00	1,36,37,413.80	50%	68,18,706.90
10	8th	505.09	505.09	27,000.00	1,36,37,413.80	50%	68,18,706.90
11	9th	505.09	505.09	27,000.00	1,36,37,413.80	40%	54,54,965.52
12	10th	505.09		27,000.00	1,36,37,413.80		-
13	11th	505.09		27,000.00	1,36,37,413.80		-
14	12th	505.09		27,000.00	1,36,37,413.80		-
15	13th	505.09		27,000.00	1,36,37,413.80		-
16	14th	505.09		27,000.00	1,36,37,413.80		-
17	15th	505.09		27,000.00	1,36,37,413.80		-
18	16th	505.09		27,000.00	1,36,37,413.80		-
19	17th	505.09		27,000.00	1,36,37,413.80		-
20	18th	505.09		27,000.00	1,36,37,413.80		-
21	19th	505.09		27,000.00	1,36,37,413.80		-
22	20th	505.09		27,000.00	1,36,37,413.80		-
23	21st	505.09		27,000.00	1,36,37,413.80		-
24	22nd	505.09		27,000.00	1,36,37,413.80		-
25	23rd	505.09		27,000.00	1,36,37,413.80		-
26	OHT / LMR	30.93		27,000.00	8,35,110.00		-
<b>Sub - Total (A)</b>		<b>12,066.94</b>	<b>4,964.75</b>		<b>35,83,87,987.20</b>	<b>27.86%</b>	<b>9,98,53,072.48</b>
<b>PUZZLE PARKING Nos. (B)</b>		<b>131.00</b>		<b>5,00,000.00</b>	<b>6,55,00,000.00</b>		<b>-</b>
<b>TOTAL COST OF CONSTRUCTION (A + B)</b>					<b>42,38,87,987.20</b>	<b>23.56%</b>	<b>9,98,53,072.48</b>

**6.6.2. Amenity Building No. 2**

Sr. No.	Floor	Total Construction Area in Sq. M.	Completed Area in Sq. M.	Rate per Sq. M.	Full Value after completion	% of work completed	Actual Expenditure till date in ₹
1	Excavation & Piling Work	10% of Construction Cost of Building			55,54,035.00	100%	55,54,035.00
2	Ground	476.44	476.44	27,000.00	1,28,63,880.00	100%	1,28,63,880.00
3	1st	508.48	508.48	27,000.00	1,37,28,960.00	100%	1,37,28,960.00
4	2nd	508.48	508.48	27,000.00	1,37,28,960.00	100%	1,37,28,960.00
5	3rd	508.48	508.48	27,000.00	1,37,28,960.00	100%	1,37,28,960.00
6	OHT / LMR	55.17	55.17	27,000.00	14,89,590.00	100%	14,89,590.00
<b>TOTAL COST OF CONSTRUCTION</b>		<b>2,057.05</b>	<b>2,057.05</b>		<b>6,10,94,385.00</b>	<b>100%</b>	<b>6,10,94,385.00</b>

**6.6.3. Sales Building No. 3 (Wing A, B & C)**

Sr. No.	Floor	Total Construction Area in Sq. M.	Completed Area in Sq. M.	Rate per Sq. M.	Full Value after completion	% of work completed	Actual Expenditure till date in ₹
1	Excavation & Piling Work	10% of Construction Cost of Building			9,29,72,843.00	50%	4,64,86,421.50
2	Ground	1,877.06	1,877.06	30,000.00	5,63,11,875.00	90%	5,06,80,687.50
3	1st	1,877.06	938.53	30,000.00	5,63,11,762.50	80%	4,50,49,410.00
4	2nd	1,877.06	938.53	30,000.00	5,63,11,762.50	80%	4,50,49,410.00
5	3rd	1,771.12	885.56	30,000.00	5,31,33,675.00	80%	4,25,06,940.00
6	4th	1,654.66	827.33	30,000.00	4,96,39,650.00	80%	3,97,11,720.00
7	5th	1,484.69	1,484.69	30,000.00	4,45,40,550.00	80%	3,56,32,440.00
8	6th	1,484.69	1,484.69	30,000.00	4,45,40,550.00	80%	3,56,32,440.00
9	7th	1,484.69	1,484.69	30,000.00	4,45,40,550.00	80%	3,56,32,440.00
10	8th	1,468.40	1,468.40	30,000.00	4,40,51,850.00	80%	3,52,41,480.00
11	9th	1,484.69	1,484.69	30,000.00	4,45,40,550.00	80%	3,56,32,440.00
12	10th	1,484.69	1,484.69	30,000.00	4,45,40,550.00	60%	2,67,24,330.00
13	11th	1,484.69	1,484.69	30,000.00	4,45,40,550.00	55%	2,44,97,302.50
14	12th	1,484.69	1,484.69	30,000.00	4,45,40,550.00	50%	2,22,70,275.00
15	13th	1,484.69	1,484.69	30,000.00	4,45,40,550.00	50%	2,22,70,275.00
16	14th	1,484.69	1,484.69	30,000.00	4,45,40,550.00	50%	2,22,70,275.00
17	15th	1,498.47	1,498.47	30,000.00	4,49,53,950.00	40%	1,79,81,580.00
18	16th	1,484.69		30,000.00	4,45,40,550.00		-
19	17th	1,484.69		30,000.00	4,45,40,550.00		-
20	18th	1,484.69		30,000.00	4,45,40,550.00		-
21	19th	990.59		30,000.00	2,97,17,700.00		-
22	OHT / LMR	160.32		30,000.00	48,09,600.00		-
<b>Sub - Total (A)</b>		<b>30,990.95</b>	<b>21,796.04</b>		<b>1,02,27,01,268.00</b>	<b>57.03%</b>	<b>58,32,69,866.50</b>
<b>PUZZLE PARKING Nos. (B)</b>		<b>300.00</b>		<b>5,00,000.00</b>	<b>15,00,00,000.00</b>		<b>-</b>
<b>TOTAL COST OF CONSTRUCTION (A + B)</b>					<b>1,17,27,01,268.00</b>	<b>49.74%</b>	<b>58,32,69,866.50</b>

#### 6.6.4. SUMMARY TABLE OF PLINTH AREA CALCULATION

Sr. No.	Building	Total Construction Area in Sq. M.	Full Value after completion	Percentage of work completed	Actual Expenditure till date in ₹
1	Amenity Building No. 2	2,057.05	6,10,94,385.00	100.00%	6,10,94,385.00
2	Rehab Building No. 1	12,066.94	35,83,87,987.20	27.86%	9,98,53,072.48
3	Sale Building	30,990.95	1,02,27,01,268.00	50.26%	58,32,69,866.50
	<b>Sub Total (A)</b>	<b>45,114.93</b>	<b>1,44,21,83,640.20</b>	<b>51.60%</b>	<b>74,42,17,323.98</b>
4	Puzzle Parking of Rehab Building in No.	131.00	6,55,00,000.00	0%	-
5	Puzzle Parking of Sale Building in No.	300.00	15,00,00,000.00	0%	-
	<b>Sub Total (B)</b>	<b>431.00</b>	<b>21,55,00,000.00</b>	<b>0%</b>	<b>-</b>
<b>Total Cost of Construction (A + B)</b>			<b>1,65,76,83,640.20</b>	<b>44.90%</b>	<b>74,42,17,323.98</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 quarter 2024.

- ✓ As per site inspection following building work is completed as below,
    - Amenity building No. 2 – 100% work is completed
    - Rehab building No. 1 – Slab work is completed upto 9<sup>th</sup> floors
    - Sale building No. 3 (Wing A to C) - Slab work is completed upto 15<sup>th</sup> floors.
  - ✓ Amended building approval drawings for sale building no. 3 was submitted to us and has building permission are as below:
    - Wing A & B: Basement (Part) + Ground Floor (Part) + Stilt Floor (Part) + 1st & 2nd (Part) Podium Floor + 3rd & 4th (Part) E – deck Floor + 4th (Part) to 21st (Part) Upper Residential Floor
    - Wing C: Basement (Part) + Ground Floor (Part) + Stilt Floor (Part) + 1st & 2nd (Part) Podium Floor + 3rd & 4th (Part) E – deck Floor + 4th (Part) to 20th Upper Residential Floor
  - ✓ As bank has sanctioned the loan upto 3<sup>rd</sup> floor of amenity building no. 2, 23<sup>rd</sup> floor of rehab building no. 1 & upto 19<sup>th</sup> floor of sale building no. 3 (Wing A to C).
  - ✓ Hence for the LIE Report we have considered as following for Plinth Calculation.
    - Rehab Building No. 1 – Ground Floor + 1st to 23<sup>rd</sup> Upper Residential Floors
    - Amenity Building No. 2 – Ground Floor + 1st to 3<sup>rd</sup> Upper Residential Floors
- Sale Building No. 3 (Wing A to C) – Basement (Part) + Ground Floor (Part) + Stilt Floor (Part) + 1st & 2nd (Part) Podium Floor + 3rd & 4th (Part) E – deck Floor + 4th (Part) to 19<sup>th</sup> (Part) Upper Residential Floor

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 Cost	36.80	36.80	36.80	36.80	-
Rent Cost	3.85	5.15	5.30	5.30	-
Construction cost of Rehab & Amenity Building	48.50	46.85	47.08	38.84	8.25
Construction cost of Sale Building	117.27				
Premium Cost / FSI / GOM Charges / fees / security Deposits & TDR Cost	32.43	30.06	29.57	29.55	0.02
Architect Cost, RCC & Other Professional Cost	8.29	2.65	2.73	2.71	0.02
Administrative Cost	6.63	14.32	5.15	4.61	0.54
Marketing Cost	16.77		13.09	11.06	2.03
Interest Cost	50.00	4.26	4.28	3.25	1.03
Contingency Cost	4.97	4.36	-	-	-
<b>Total</b>	<b>325.51</b>	<b>144.45</b>	<b>144.00</b>	<b>132.10</b>	<b>11.89</b>

**Note:**

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 cosnidered in marketing cost header.

In cost of construction builder have paid some advance payment against to some vendors but CA has not considered the advance payment of ₹0.23 Cr.

As per site inpsction, 23.56% of total work is completed, which amounts to ₹ 9.99 Cr. for Rehab building No. 1, 100% of total work is completed, which amounts to ₹ 6.11 Cr. for Amenity building No. 2 and 49.74% of total work is completed, which amounts to ₹ 58.33 Cr. for Sale Building No. 3. Hence 44.90% of total work is completed in project, which amounts to ₹ 74.42 Cr. However, as per data provided by client, they have incurred the cost of ₹47.08 Cr. till 31.12.2024.

**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 Cost	36.80	36.80	-	0.00%
Rent Cost	5.30	5.30	-	0.00%
Construction cost of Rehab & Amenity Building	47.08	38.84	8.25	5.73%
Construction cost of Sale Building				
Premium Cost / FSI / GOM Charges / fees / security Deposits & TDR Cost	29.57	29.55	0.02	0.01%
Architect Cost, RCC & Other Professional Cost	2.73	2.71	0.02	0.01%
Administrative Cost	5.15	4.61	0.54	0.38%
Marketing Cost	13.09	11.06	2.03	1.41%
Interest Cost	4.28	3.25	1.03	0.72%
Contingency Cost	-	-	-	0.00%
<b>Total</b>	<b>144.00</b>	<b>132.10</b>	<b>11.89</b>	<b>8.26%</b>

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

Particulars	Estimated Project Cost (in Cr.)	Incurred cost as on 31.12.2024	% of Incurred Cost	% of Estimated Project Cost
Land Cost	36.80	36.80	99.99%	11.30%
Rent Cost	3.85	5.30	137.56%	1.63%
Construction cost of Rehab & Amenity Building	48.50	47.08	28.40%	14.46%
Construction cost of Sale Building	117.27			
Premium Cost / FSI / GOM Charges / fees / security Deposits	32.43	29.57	91.18%	9.08%
Architect Cost, RCC & Other Professional Cost	8.29	2.73	32.98%	0.84%
Administrative Cost	6.63	5.15	77.67%	1.58%
Marketing Cost	16.77	13.09	78.06%	4.02%
Interest Cost	50.00	4.28	8.56%	1.31%
Contingency Cost	4.97	-	0.00%	0.00%
<b>Total</b>	<b>325.51</b>	<b>144.00</b>	<b>44.24%</b>	<b>44.24%</b>

Based on above Calculation it is found that total Project cost incurred is 44.24% of the Total Project Cost.

**7. Means of Finance:**

Sr. No.	Particulars	Exp. Cumulative (Cr.)
1.	Equity share capital / Quassi Loan from Promoter	15.60
2.	Unsecured Loan	25.10
3.	Sales (Advance from customer)	62.60
4.	Bank Loan Amount	42.37
	<b>Total</b>	<b>145.67</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:****10.1. Rehab Building No. 1**

Activity	Date of Implementation	Date of Completion	Status
Land	December 2018	April 2019	Completed
Development of Land	August 2021	January 2023	Completed
Foundation Work			Completed
Ground Floor Slab	01/04/2023	30/06/2023	Slab work is completed
1st Floor Slab	01/07/2023	31/07/2023	Slab work is completed
2nd Floor Slab	01/08/2023	26/08/2023	Slab work is completed
3rd Floor Slab	27/08/2023	16/09/2023	Slab work is completed, delay by 13 months
4th Floor Slab	17/09/2023	07/10/2023	Slab work is completed, delay by 13 months
5th Floor Slab	08/10/2023	28/10/2023	Slab work is completed, delay by 13 months
6th Floor Slab	29/10/2023	18/11/2023	Slab work is completed, delay by 13 months
7th Floor Slab	19/11/2023	04/12/2023	Slab work is completed, delay by 13 months
8th Floor Slab	05/12/2023	20/12/2023	Slab work is completed, delay by 13 months
9th Floor Slab	21/12/2023	05/01/2024	Slab work is completed, delay by 13 months
10th Floor Slab	06/01/2024	21/01/2024	Shuttering work is in progress, delay 13 months
11th Floor Slab	22/01/2024	06/02/2024	

Activity	Date of Implementation	Date of Completion	Status
12th Floor Slab	07/02/2024	22/02/2024	
13th Floor Slab	23/02/2024	09/03/2024	
14th Floor Slab	10/03/2024	20/03/2024	
15th Floor Slab	21/03/2024	31/03/2024	
16th Floor Slab	01/04/2024	11/04/2024	
17th Floor Slab	12/04/2024	22/04/2024	
18th Floor Slab	23/04/2024	03/05/2024	
19th Floor Slab	04/05/2024	14/05/2024	
20th Floor Slab	15/05/2024	25/05/2024	
21st Floor Slab	26/05/2024	05/06/2024	
22nd Floor Slab	06/06/2024	16/06/2024	
23rd Floor Slab	17/06/2024	27/06/2024	
Block work / Internal Plaster work	01/12/2023	31/12/2024	1 <sup>st</sup> to 6 <sup>th</sup> floor block work in progress
Terrace Parapet wall / Overhead water tank / Lift Machine room / compound wall / External Plaster work	31/12/2023	31/12/2024	
Electric Work		31/03/2025	
Water Proofing	01/04/2024		
Plumbing Work			
Tiling / Marble Flooring	15/12/2023	31/12/2025	
Door Frames		31/03/2025	
Window Installation	01/02/2024		
Staircase Flooring		31/12/2025	
Staircase Railing	15/12/2023		
Refuge Area Flooring			
Internal Painting	30/09/2024	30/06/2025	
External Painting			
Lift Work			
Fire Fighting Installation	December 2025		
Stack Parking			
CP Fitting & Sanitary Work			
Final Finishing & Fitting			

Rehab building No. 1 work is delay by 13 months.

## 10.2. Amenity Building No. 2

Activity	Date of Implementation	Date of Completion	Status
Land	December 2018	April 2019	Completed
Development of Land	August 2021	January 2023	Completed
Foundation Work			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 in progress
Block work / Internal Plaster work			Work is completed
Terrace Parapet wall / Overhead water tank / Lift Machine room / compound wall / External Plaster work			Work is completed
Electric Work			Work is completed
Water Proofing			Work is completed
Plumbing Work			Work is completed
Tiling / Marble Flooring			Work is completed
Door Frames			Work is completed
Window Installation			Work is completed
Staircase Flooring			Work is completed
Staircase Railing			Work is completed
Refuge Area Flooring			Work is completed
Internal Painting			Work is completed
External Painting			Work is completed
Lift Work			Work is completed
Fire Fighting Installation			Work is completed
Stack Parking			Work is completed
CP Fitting & Sanitary Work			Work is completed
Final Finishing & Fitting			Work is completed

Work progress schedule is not shared by the developer.

### 10.3. Sale Building No. 3 (Wing A, B & C)

Activity	Date of Implementation	Date of Completion	Status
Land	December 2018	April 2019	Completed
Development of Land	August 2021	January 2023	Completed
Foundation Work			Completed
Ground Floor Slab	01/04/2023	30/06/2023	Wing A, B & C Slab work is Completed
1st Floor Slab	01/07/2023	31/07/2023	Wing A, B & C Slab work is Completed
2nd Floor Slab	01/08/2023	26/08/2023	Wing A, B & C Slab work is Completed
3rd Floor Slab	27/08/2023	16/09/2023	Wing A, B & C Slab work is Completed
4th Floor Slab	17/09/2023	07/10/2023	Wing A, B & C Slab work is Completed
5th Floor Slab	08/10/2023	28/10/2023	Wing A, B & C Slab work is Completed
6th Floor Slab	29/10/2023	18/11/2023	Wing A, B & C Slab work is Completed
7th Floor Slab	19/11/2023	04/12/2023	Wing A, B & C Slab work is Completed
8th Floor Slab	05/12/2023	20/12/2023	Wing A, B & C Slab work is Completed
9th Floor Slab	21/12/2023	05/01/2024	Wing A, B & C Slab work is Completed
10th Floor Slab	06/01/2024	21/01/2024	Wing A, B & C Slab work is Completed
11th Floor Slab	22/01/2024	06/02/2024	Wing A, B & C Slab work is Completed
12th Floor Slab	07/02/2024	22/02/2024	Wing A, B & C Slab work is Completed
13th Floor Slab	23/02/2024	09/03/2024	Wing A, B & C Slab work is Completed
14th Floor Slab	10/03/2024	20/03/2024	Wing A, B & C Slab work is Completed, delay by 8 months
15th Floor Slab	21/03/2024	31/03/2024	Wing A, B & C Slab work is Completed, delay by 9 months
16th Floor Slab	01/04/2024	11/04/2024	Shuttering work is in progress
17th Floor Slab	12/04/2024	22/04/2024	
18th Floor Slab	23/04/2024	03/05/2024	
19th Floor Slab	04/05/2024	14/05/2024	
Block work / Internal Plaster work	01/12/2023	31/12/2024	Ground to 7 <sup>th</sup> Floor block work is completed, 8 <sup>th</sup> floor block work is in progress
Terrace Parapet wall / Overhead water tank / Lift Machine room / compound wall / External Plaster work	31/12/2023	31/12/2024	
Electric Work		31/03/2025	Ground & 1 <sup>st</sup> floor work is completed
Water Proofing	01/04/2024		Ground & 1 <sup>st</sup> floor work is completed
Plumbing Work			Ground & 1 <sup>st</sup> floor work is completed
Tiling / Marble Flooring	15/12/2023	31/12/2025	Ground & 1 <sup>st</sup> floor work is completed
Door Frames		31/03/2025	Ground & 1 <sup>st</sup> floor work is completed
Window Installation	01/02/2024		Ground & 1 <sup>st</sup> floor work is completed
Staircase Flooring		31/12/2025	Ground & 1 <sup>st</sup> floor work is completed
Staircase Railing	15/12/2023		Ground & 1 <sup>st</sup> floor work is completed

Activity	Date of Implementation	Date of Completion	Status
Refuge Area Flooring			
Internal Painting	30/09/2024	30/06/2024	Ground & 1 <sup>st</sup> floor work is completed
External Painting			
Lift Work	December 2025		Ground & 1 <sup>st</sup> floor work is completed
Fire Fighting Installation			
Stack Parking			
CP Fitting & Sanitary Work	01/04/2024	31/03/2025	Ground & 1 <sup>st</sup> floor work is completed
Final Finishing & Fitting	December 2025		

**Sale building No. 3 (Wing A, B & C) work is delay by 9 months.**

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

- For Rehab Building No. 1:** Till 9<sup>th</sup> floor slab work is completed, 10<sup>th</sup> floor shuttering work & 1<sup>st</sup> to 6<sup>th</sup> floor block work is in progress.  
**Rehab building work is delay by 13 months.**
- For Amenity Building No. 2:** Building work is completed.
- For Sales Building No. 3 (Wing A, B & C):** Till 15<sup>th</sup> Floor Slab work is completed, Ground to 10<sup>th</sup> Floor & 11<sup>th</sup> floor (Part) blockwork is completed, Ground, 1<sup>st</sup> & 3<sup>rd</sup> to 10<sup>th</sup> Floor plaster work, waterproofing, gypsum work, kitchen platform, flooring, kitchen tiling & toilet dadoing work, electrical & plumbing conducting is completed, Ground & 1<sup>st</sup> floor firefighting, door and window installed, internal painting work is completed, 2<sup>nd</sup> floor plaster work is completed. 16<sup>th</sup> floor shuttering work is in progress.  
**Sale building (Wing A, B & C) work is delay by 9 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.**

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

**The cost of Project is ₹ 325.51 Cr., project cost will overrun as two additional floors are added in Sale Building No. 3 (Wing A to C).**

- ✓ **As per site inspection following building work is completed as below,**
  - **Amenity building No. 2 – 100% work is completed**
  - **Rehab building No. 1 – Slab work is completed upto 9<sup>th</sup> floors**
  - **Sale building No. 3 (Wing A to C) - Slab work is completed upto 15<sup>th</sup> floors.**
- ✓ **Amended building approval drawings for sale building no. 3 was submitted to us and has building permission are as below:**



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- **Wing A & B: Basement (Part) + Ground Floor (Part) + Stilt Floor (Part) + 1st & 2nd (Part) Podium Floor + 3rd & 4th (Part) E – deck Floor + 4th (Part) to 21st (Part) Upper Residential Floor**
- **Wing C: Basement (Part) + Ground Floor (Part) + Stilt Floor (Part) + 1st & 2nd (Part) Podium Floor + 3rd & 4th (Part) E – deck Floor + 4th (Part) to 20th Upper Residential Floor**
- ✓ **As bank has sanctioned the loan upto 3<sup>rd</sup> floor of amenity building no. 2, 23<sup>rd</sup> floor of rehab building no. 1 & upto 19<sup>th</sup> floor of sale building no. 3 (Wing A to C).**
- ✓ **Hence for the LIE Report we have considered as following for Plinth Calculation.**
  - **Rehab Building No. 1 – Ground Floor + 1st to 23rd Upper Residential Floors**
  - **Amenity Building No. 2 – Ground Floor + 1st to 3rd Upper Residential Floors**
  - **Sale Building No. 3 (Wing A to C) – Basement (Part) + Ground Floor (Part) + Stilt Floor (Part) + 1st & 2nd (Part) Podium Floor + 3rd & 4th (Part) E – deck Floor + 4th (Part) to 19th (Part) Upper Residential Floor**

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

We opinion amount of ₹ 181.51 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/0250/20201009/LOI dated 04.08.2021
2A	Rehab Building No. 1 IOA	Slum Rehabilitation Authority (SRA)	Obtained and available at site	SRA/ENG/KE/PVT/0250/20201009/A P/R – 1 dated 18.08.2021
2B	Amenity Building No. 2 IOA	Slum Rehabilitation Authority (SRA)	Obtained and available at site	SRA/ENG/KE/PVT/0250/20201009/A P/A – 2 dated 18.08.2021
2C	Sale Building No. 3 IOA	Slum Rehabilitation Authority (SRA)	Obtained and available at site	SRA/ENG/KE/PVT/0250/20201009/A P/S/3 dated 18.08.2021
3A	Rehab Building No. 1 Approved Plan	Slum Rehabilitation Authority (SRA)	Obtained and available at site	KE/PVT/0250/2020/009/AP/R – 1 dated 30.09.2022
3B	Amenity Building No. 2 Approved Plan	Slum Rehabilitation Authority (SRA)	Obtained and available at site	SRA/ENG/KE/PVT/0250/2020/009/A P/A – 2 dated 18.08.2021
3C	Sale Building No. 3 Approved Plan	Slum Rehabilitation Authority (SRA)	Obtained and available at site	SRA/ENG/KE/PVT/0250/20201009/A P/S/3 dated 30.09.2022
3D	Sale Building No. 3 Amended Approved Plan	Slum Rehabilitation Authority (SRA)	Obtained and available at site	KE/PVT/0250/20201009/AP/S-3 dated 24.06.2024
4A	First C.C. of Rehab Building No. 1	Slum Rehabilitation Authority (SRA)	Obtained and available at site	KE/PVT/0250/20201009/AP/R-1 dated 17.01.2023. This CC is endorsed for the work for Plinth Level by excluding portion of religious structure
4B	Second C.C. of Rehab Building No. 1	Slum Rehabilitation Authority (SRA)	Obtained and available at site	KE/PVT/0250/20201009/AP/R-1 dated 31.07.2024. (This CC is endorsed for the work for Ground Floor + 1st to 23rd Upper Residential Floor by excluding portion of religious structure as per approved amended plans dated 30/09/2022)
5A	First C.C. of Amenity Building No. 2	Slum Rehabilitation Authority (SRA)	Obtained and available at site	KE/PVT/0250/20201009/AP/A-2 dated 17.01.2023. This CC is

Sr. No.	Particulars	Name of Department	Status	Order Details
				endorsed for the work for Plinth Level
5B	Second C.C. of Amenity Building No. 2	Slum Rehabilitation Authority (SRA)	Obtained and available at site	KE/PVT/0250/20201009/AP/A-2 dated 23.06.2023. This CC is endorsed for the work for Ground Floor + 1 <sup>st</sup> to 3 <sup>rd</sup> Floor + OHT & LMR
6A	First C.C. of Sale Building No. 3	Slum Rehabilitation Authority (SRA)	Obtained and available at site	KE/PVT/0250/20201009/AP/S-3 dated 17.01.2023. This CC is endorsed for the work for Plinth Level
6B	Second C.C. of Sale Building No. 3	Slum Rehabilitation Authority (SRA)	Obtained and available at site	KE/PVT/0250/20201009/AP/S-3 dated 17.01.2023 (This CC is endorsed for the work for Ground Floor + 1 <sup>st</sup> to 11 <sup>th</sup> (Pt.) Upper Floors as per approved plans dated 30.09.2022)
6C	Third C.C. of Sale Building No. 3	Slum Rehabilitation Authority (SRA)	Obtained and available at site	KE/PVT/0250/20201009/AP/S-3 dated 24.06.2024 (This CC is endorsed for the work for Ground Floor + 1 <sup>st</sup> to 13 <sup>th</sup> (Pt.) Upper Floors as per approved plans dated 24.06.2024)
6D	Fourth C.C. of Sale Building No. 3	Slum Rehabilitation Authority (SRA)	Obtained and available at site	KE/PVT/0250/20201009/AP/S-3 dated 12.09.2024 (This CC is endorsed for the work for Ground Floor + 1 <sup>st</sup> to 18 <sup>th</sup> (Pt.) Upper Floors for RCC framework & Ground Floor to 1 <sup>st</sup> to 13 <sup>th</sup> (pt.) upper floor for brickwork as per approved amended plans dated 24.06.2024)
6E	Fifth C.C. of Sale Building No. 3	Slum Rehabilitation Authority (SRA)	Pending	
7A	Occupancy of Rehab Building No. 1	Slum Rehabilitation Authority (SRA)	Pending (Project is not completed)	
7B	Occupancy of Amenity Building No. 2	Slum Rehabilitation Authority (SRA)	Pending (Project is not completed)	
7C	Occupancy of Sale Building No. 3	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:



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- ✓ **As per site inspection following building work is completed as below,**
  - Amenity building No. 2 – 100% work is completed
  - Rehab building No. 1 – Slab work is completed upto 9<sup>th</sup> floors
  - Sale building No. 3 (Wing A to C) - Slab work is completed upto 15<sup>th</sup> floors.
- ✓ **Amended building approval drawings for sale building no. 3 was submitted to us and has building permission are as below:**
  - Wing A & B: Basement (Part) + Ground Floor (Part) + Stilt Floor (Part) + 1st & 2nd (Part) Podium Floor + 3rd & 4th (Part) E – deck Floor + 4th (Part) to 21st (Part) Upper Residential Floor
  - Wing C: Basement (Part) + Ground Floor (Part) + Stilt Floor (Part) + 1st & 2nd (Part) Podium Floor + 3rd & 4th (Part) E – deck Floor + 4th (Part) to 20th Upper Residential Floor
- ✓ **As bank has sanctioned the loan upto 3<sup>rd</sup> floor of amenity building no. 2, 23<sup>rd</sup> floor of rehab building no. 1 & upto 19<sup>th</sup> floor of sale building no. 3 (Wing A to C).**
- ✓ **Hence for the LIE Report we have considered as following for Plinth Calculation.**
  - Rehab Building No. 1 – Ground Floor + 1st to 23rd Upper Residential Floors
  - Amenity Building No. 2 – Ground Floor + 1st to 3rd Upper Residential Floors
  - Sale Building No. 3 (Wing A to C) – Basement (Part) + Ground Floor (Part) + Stilt Floor (Part) + 1st & 2nd (Part) Podium Floor + 3rd & 4th (Part) E – deck Floor + 4th (Part) to 19th (Part) Upper Residential Floor

## 18. Assumptions & Remarks:

- The adequacy of Engineering / Structural design is beyond the scope of our assignment.
- As per Bank sanctioned letter Amenity, Rehab cum Sale building (Wing A, B & C) estimated project completion date is 31<sup>st</sup> December 2025.
- Amenity building No. 2 work is completed & Rehab Building No. 1 work is delay by 13 months & Sale building No. 3 (Wing A, B & C) work is delay by 8 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 31.12.2026.
- As per RERA Certificate estimated project completion date is 31/12/2026.
- 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.

Director

Auth. Sign.

**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.)	<b>"NICCO Residency"</b> , Proposed S. R. Scheme Residential building on Plot bearing C.T.S. No. 190 A/6/2(pt), Poonam Nagar, MMRDA Colony, JVLR Road, Village – Majas – III, Jogeshwari (East), Mumbai – 400 093, Maharashtra, India  Contact Person: Mrs. Mona Mehta Mobile No. 79779 52834
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 31/12/2024 of the Project for LIE purpose.
c) Date of Inspection of Property	07.01.2025
d) Date of LIE Report	21.02.2025
e) Name of the Developer of Property (in case of developer built properties)	M/s. Neelkamal Realty & Construction LLP  Office No. 201A, 2 <sup>nd</sup> Floor, Wing No. A, Vikas Vertex, Behind Andheri Police Station, Andheri (East), Mumbai – 400 069, Maharashtra, India
<b>2. Physical Characteristics of the Property</b>	
a) Location of the Property	<b>"NICCO Residency"</b> , Proposed S. R. Scheme Residential building on Plot bearing C.T.S. No. 190 A/6/2(pt), Poonam Nagar, MMRDA Colony, JVLR Road, Village – Majas – III, Jogeshwari (East), Mumbai – 400 093, Maharashtra, India
Brief description of the property	
<b>TYPE OF THE BUILDING</b>	
1. <b>Rehab Building No. 1</b>	
No. of Floors	Ground Floor + 1st to 23rd Upper Residential Floor
Building type	Residential Rehab Building
2. <b>Amenity Building No. 2</b>	
No. of Floors	Ground Floor + 1st to 3rd Upper Residential Floor
Building type	Amenity building
3. <b>Sale Building No. 3 (Wing A, B &amp; C)</b>	
No. of Floors	Ground Floor + 1st to 19th Upper Residential Floor
Building type	Residential Sale building
<p>Rehab Building No. 1, Amenity Building No. 2 &amp; Sale Building No. 3 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>	

**PROPOSED DATE OF COMPLETION & FUTURE LIFE:**

Expected completion date as per RERA is 31<sup>st</sup> December 2026

**ABOUT PROJECT:**

Nicco Residency is a well-planned project that is ideally positioned in Jogeshwari East, Mumbai. This precisely planned Nicco Residency project's prices are available in the range of Rs. 1. 90 Cr - 4. 32 Cr. It is spread over a sprawling area of 1 Acre. The entire project consists of over 252 residential units.

It is a wonderfully crafted Residential property that is likely to impress you. The residential dwellings are in Under Construction state. Flat are the various types of units available, each of which has been created to provide total satisfaction. The residential units offered are spacious and available in different sizes as 2 BHK Flat (772. 0 Sq. Ft. - 826. 0 Sq. Ft.), 3 BHK Flat (1002. 0 Sq. Ft. - 1228. 0 Sq. Ft.), 4 BHK Flat (1671. 0 Sq. Ft. - 1671. 0 Sq. Ft.). The project comprises of 3 well-executed towers which offer a nice view of the surroundings. This sought-after project is already commissioned in 01 April 2023. The project is available for possession from 01 December 2026.

This world class Nicco Residency has been granted. its commencement certificate. The project's occupancy certificate not granted. The well-known builder Neelkamal Realty & Construction LLP has developed Nicco Residency project. Nicco Residency is creating a benchmark with top-in-class amenities including Earth quake resistant, Grand Entrance lobby, Multipurpose Hall, Meditation Area, Fire Fighting Equipment, Indoor Games Room, Kids play area, CCTV Camera, Swimming Pool, Garden View. Planning to invest in this exclusive property. You can visit the property at MMRDA Colony, Kranti Nagar, Jogeshwari East, Mumbai, Maharashtra. This project comes under the pincode of 400060.

Postal Address of the Property	<b>"NICCO Residency"</b> , Proposed S. R. Scheme Residential building on Plot bearing C.T.S. No. 190 A/6/2(pt), Poonam Nagar, MMRDA Colony, JVLR Road, Village – Majas – III, Jogeshwari (East), Mumbai – 400 093, Maharashtra, India		
Area of the plot/land (Supported by a plan)	Plot Area: 4,281.80 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	North Side – 30 M wide road West Side – 15 M wide road		
Description of adjoining property	Located in Higher Middle-class locality		
Plot No. Survey No.	C.T.S. No. 190 A/6/2(pt)		
Ward/Village/Taluka	Village Majas - III, 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>	Jogeshwari – Vikhroli Link Road	Jogeshwari – Vikhroli Link Road	Jogeshwari – Vikhroli Link Road
<b>South</b>	CTS No. 190A (Part)	CTS 190 A By 5 of Village Majas	Slum Area
<b>East</b>	CTS No. 190A (Part)	CTS No 188	Slum Area
<b>West</b>	S. V. P. Road	Vallabhai Patel Road	Vallabhai Patel Road

<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 Development Agreement dated 21.12.2018 between M/s. Advaita Estate & Development Private Limited (The Vendor) and M/s. Neelkamal Realty & Construction LLP (The Purchasers) through registered agreement vide No. BDR-18-13205-2018 dated 24.12.2018.
	2. Copy of Rectification Deed dated 22.07.2019 between M/s. Advaita Estate & Development Private Limited (The Vendor) and M/s. Neelkamal Realty & Construction LLP (The Purchasers) through registered agreement vide No. BDR-18-9088-2019 dated 08.08.2019.
	3. Copy of Confirmation Deed dated 03.04.2019 between M/s. Advaita Estate & Development Private Limited (The Vendor) and M/s. Neelkamal Realty & Construction LLP (The Purchasers) through registered agreement vide No. BDR-18-3868-2019 dated 05.04.2019.
	4. Copy of Indenture Agreement dated 26.05.1998 between M/s. Madhu Fantasy Land Pvt. Ltd. (The Vendor) and M/s. Advaita Estate & Development Private Limited (The Purchasers)
	5. Copy of Letter of Intent (LOI) No. KE/PVT/0250/20201009/LOI dated 04.08.2021 issued by Slum Rehabilitation Authority (SRA).
	6. Copy of Rehab Building No. 1 IOA Letter No. SRA/ENG/KE/PVT/0250/20201009/AP/R – 1 dated 18.08.2021 issued by Slum Rehabilitation Authority (SRA).
	7. Copy of Amenity Building No. 2 IOA Letter No. SRA/ENG/KE/PVT/0250/20201009/AP/A – 2 dated 18.08.2021 issued by Slum Rehabilitation Authority (SRA).
	8. Copy of Sale Building No. 3 IOA Letter No. SRA/ENG/KE/PVT/0250/20201009/AP/S/3 dated 18.08.2021 issued by Slum Rehabilitation Authority (SRA).
	9. Copy of Rehab Building No. 1 Approved Plan No. KE/PVT/0250/2020/009/AP/R – 1 dated 30.09.2022 issued by Slum Rehabilitation Authority (SRA). <b>Approved upto: Ground Floor + 1<sup>st</sup> to 23<sup>rd</sup> Upper Residential Floor</b>
	10. Copy of Amenity Building No. 2 Approved Plan No. SRA/ENG/KE/PVT/0250/2020/009/AP/A – 2 dated 18.08.2021 issued by Slum Rehabilitation Authority (SRA). <b>Approved upto: Ground Floor + 1<sup>st</sup> to 3<sup>rd</sup> Upper Residential Floor</b>
	11. Copy of Sale Building No. 3 Approved Plan No. SRA/ENG/KE/PVT/0250/2020/009/AP/S/3 dated 30.09.2022 issued by Slum Rehabilitation Authority (SRA). <b>Approved upto (Wing A to C): Basement (Part) + Ground Floor (Part) + Stilt Floor (Part) + 1st &amp; 2nd (Pt.) Podium Floor + 3rd &amp; 4th (pt.) E – deck Floor + 4th (Pt.) to 19th (Pt.) Upper Residential Floor</b>
	12. Copy of Rehab Building No. 1 Commencement Certificate No. KE/PVT/0250/20201009/AP/R-1 dated 17.01.2023 issued by Slum Rehabilitation Authority (SRA). <b>(This CC is endorsed for the work for Plinth Level by excluding portion of religious structure)</b>
	13. Copy of Amenity Building No. 2 Commencement Certificate No. KE/PVT/0250/20201009/AP/A-2 dated 17.01.2023 issued by Slum Rehabilitation Authority (SRA). <b>(This CC is endorsed for the work for Plinth Level)</b>
	14. Copy of Sale Building No. 3 Commencement Certificate No. KE/PVT/0250/20201009/AP/S-3 dated 17.01.2023 issued by Slum Rehabilitation Authority (SRA). <b>(This CC is endorsed for the work for Plinth Level)</b>
	15. Copy of Annexure II Letter No. Sub-District/AT-Nasaka/Andheri-2/Office – 1/S. R. 6/2020/No.573/2021 dated 05.03.2021 issued by Subdistrict Collector of Andheri – 2.
	16. Copy of No Objection Certificate for Height Clearance NOC ID. SNCR/WEST/B/120421/639260 dated 07.02.2022 valid upto 06.02.2030 issued by Airports Authority of India.
	17. Copy of DP Remark Plan No. CHE/DP34202109111346644/DP/K/E dated 27.09.2021 issued by Municipal

Corporation of Greater Mumbai (MCGM).
18. Copy of Engineer Certificate dated 22.02.2023 issued by Dhaval H. Shah.
19. Copy of CA Certificate (Form 3) dated 22.02.2023 issued by Rajan Menda.
20. Copy of CA Certificate dated 03.05.2023 issued by M/s. Varma & Associates
21. Copy of RERA Certificate No. P51800050433 dated 12.04.2023 issued by Maharashtra Real Estate Regulatory Authority.
22. Copy of Property Card
23. Copy of Approval Cost / Premium Charges Estimation Letter dated 11.05.2023 issued by M/s. Jiyani Consultancy LLP
24. Copy of Amenity Building No. 2 Commencement Certificate No. KE/PVT/0250/20201009/AP/A-2 dated 23.06.2023 issued by Slum Rehabilitation Authority (SRA). <b>(This CC is endorsed for the work for Ground Floor + 1<sup>st</sup> to 3<sup>rd</sup> Floor + OHT &amp; LMR)</b>
25. Bills Upto 31.07.2023
26. Copy of CA Certificate dated 23.08.2023 for cost incurred till 31.07.2023 issued by M/s. Varma & Associates
27. Copy of CA Certificate dated 31.10.2023 for cost incurred till 30.09.2023 issued by M/s. Varma & Associates
28. Copy of Bills From 01.08.2023 to 30.09.2023
29. Copy of Sale Building No. 3 2nd Commencement Certificate No. KE/PVT/0250/20201009/AP/S-3 dated 17.01.2023 issued by Slum Rehabilitation Authority (SRA). <b>(This CC is endorsed for the work for Ground Floor + 1st to 11th (Pt.) Upper Floors as per approved plans dated 30.09.2022)</b>
30. Copy of CA Certificate dated 24.02.2024 for cost incurred till 31.12.2023 issued by M/s. Varma & Associates
31. Copy of Bills From 01.09.2023 to 31.12.2023
32. Copy of CA Certificate dated 27.04.2024 for cost incurred till 31.03.2024 issued by M/s. Varma & Associates
33. Copy of Bills From 01.10.2024 to 31.03.2024
34. Copy of CA Certificate dated 16.07.2024 for cost incurred till 30.06.2024 issued by M/s. Varma & Associates
35. Copy of Bills From 01.04.2024 to 30.06.2024
36. Copy of Sale Building No. 3 3rd Commencement Certificate No. KE/PVT/0250/20201009/AP/S-3 dated 17.01.2023 issued by Slum Rehabilitation Authority (SRA). <b>(This CC is endorsed for the work for Ground Floor + 1st to 11th (Pt.) Upper Floors as per approved plans dated 30.09.2022)</b>
37. Copy of Sale Building No. 3 Amended Approved Plan No. KE/PVT/0250/20201009/AP/S/3 dated 24.06.2024 issued by Slum Rehabilitation Authority (SRA). <b>Approved upto:</b> <b>Wing A &amp; B: Basement (Part) + Ground Floor (Part) + Stilt Floor (Part) + 1st &amp; 2nd (Part) Podium Floor + 3rd &amp; 4th (Part) E – deck Floor + 4th (Part) to 21st (Part) Upper Residential Floor</b> <b>Wing C: Basement (Part) + Ground Floor (Part) + Stilt Floor (Part) + 1st &amp; 2nd (Part) Podium Floor + 3rd &amp; 4th (Part) E – deck Floor + 4th (Part) to 20th Upper Residential Floor</b>
38. Copy of CA Certificate dated 15.10.2024 for cost incurred till 31.09.2024 issued by M/s. Varma & Associates
39. Copy of Bills From 01.07.2024 to 30.09.2024
40. Copy of Rehab Building No. 1 2nd Commencement Certificate No. KE/PVT/0250/20201009/AP/R-1 dated

31.07.2024 issued by Slum Rehabilitation Authority (SRA). <b>(This CC is endorsed for the work for Ground Floor + 1st to 23rd Upper Residential Floor by excluding portion of religious structure as per approved amended plans dated 30/09/2022)</b>
41. Copy of Bank Sanctioned Letter Dated 08.08.2023 issued by State Bank of India.

<b>b) Documents verified for present LIE report</b>
1. Copy of CA Certificate dated 22.01.2025 for cost incurred till 31.12.2024 issued by M/s. Varma & Associates
2. Copy of Bills From 01.10.2024 to 31.12.2024
3. Copy of Sale Building No. 3 4th Commencement Certificate No. KE/PVT/0250/20201009/AP/S-3 dated 12.09.2024 issued by Slum Rehabilitation Authority (SRA). <b>(This CC is endorsed for the work for Ground Floor + 1st to 18th (Pt.) Upper Floors for RCC framework &amp; Ground Floor to 1<sup>st</sup> to 13<sup>th</sup> (pt.) upper floor for brickwork as per approved amended plans dated 24.06.2024)</b>



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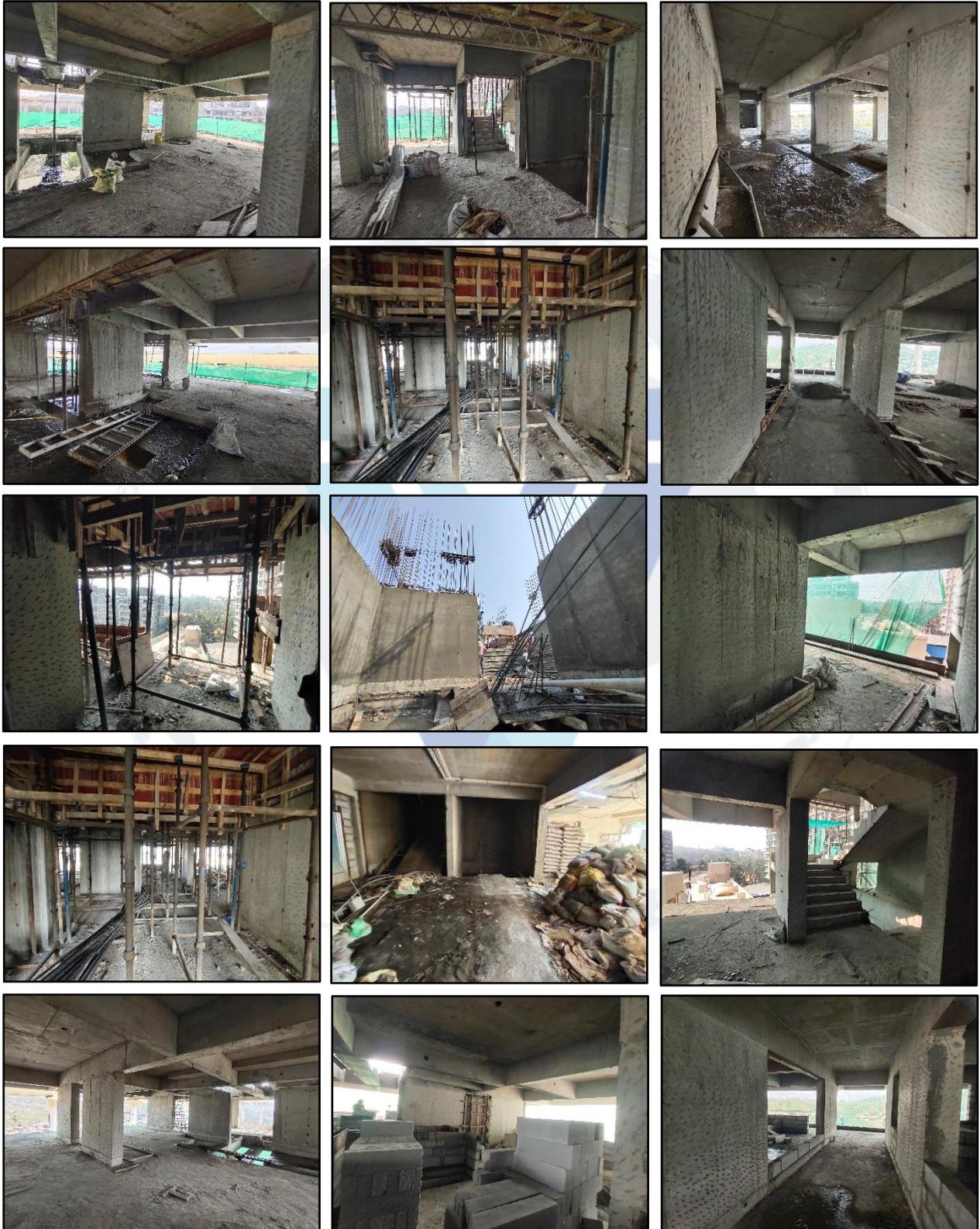
## Actual Site Photographs As on 07.01.2025

### AMENITY BUILDING NO. 2



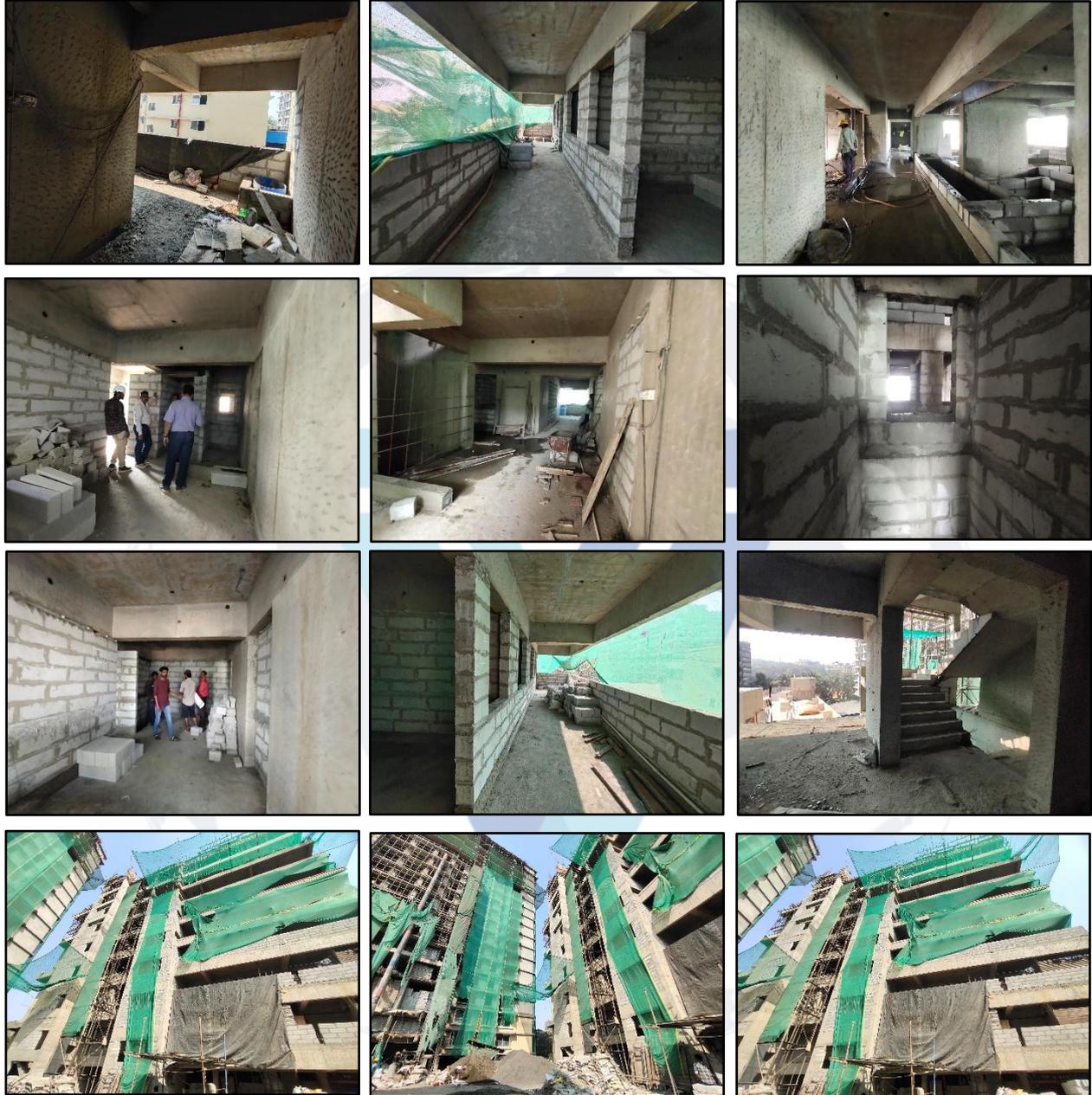
## Actual Site Photographs As on 07.01.2025

### REHAB BUILDING NO. 1



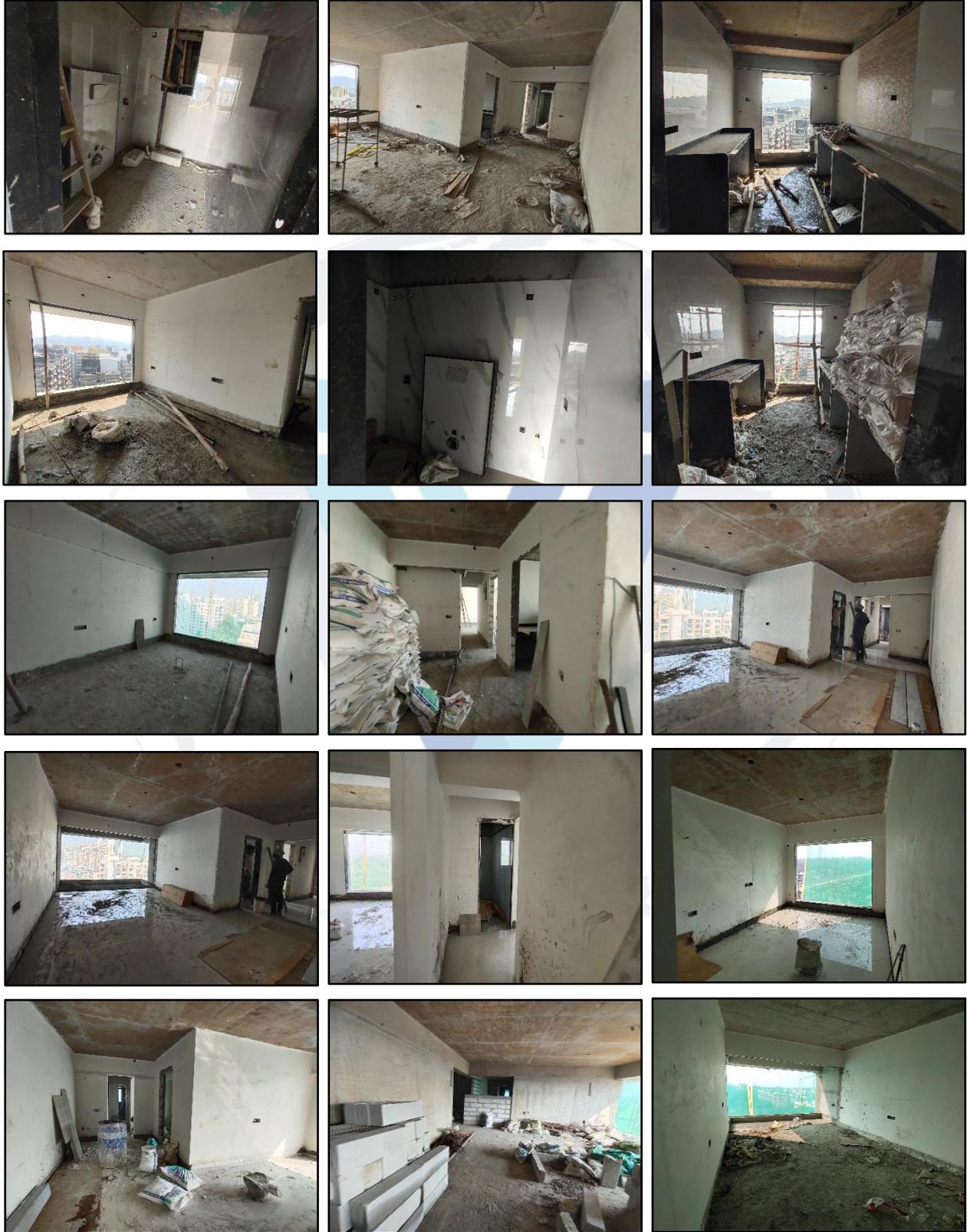
## Actual Site Photographs As on 07.01.2025

### REHAB BUILDING NO. 1



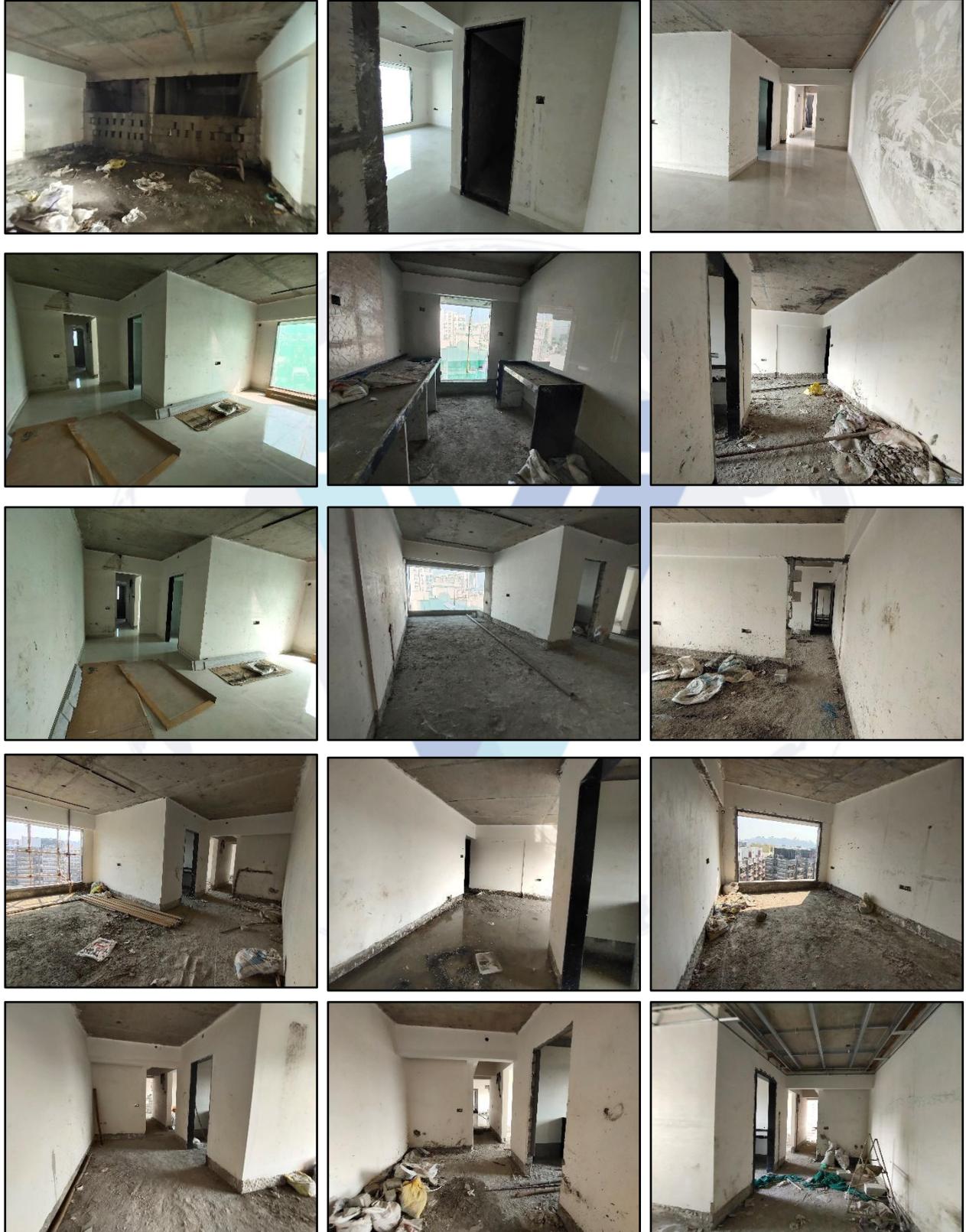
## Actual Site Photographs As on 07.01.2025

### SALE BUILDING NO. 3



## Actual Site Photographs As on 07.01.2025

### SALE BUILDING NO. 3



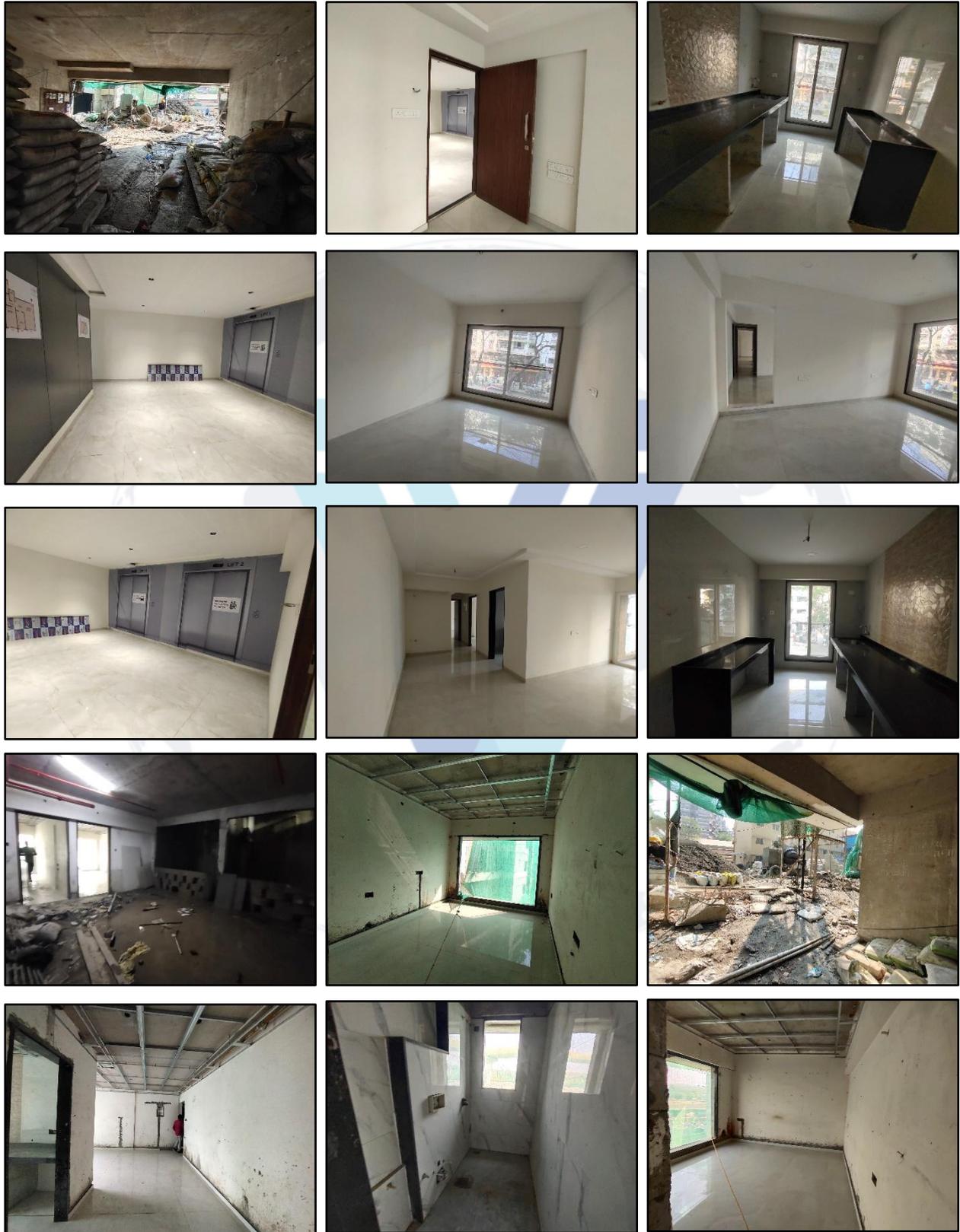
## Actual Site Photographs As on 07.01.2025

### SALE BUILDING NO. 3



## Actual Site Photographs As on 07.01.2025

### SALE BUILDING NO. 3



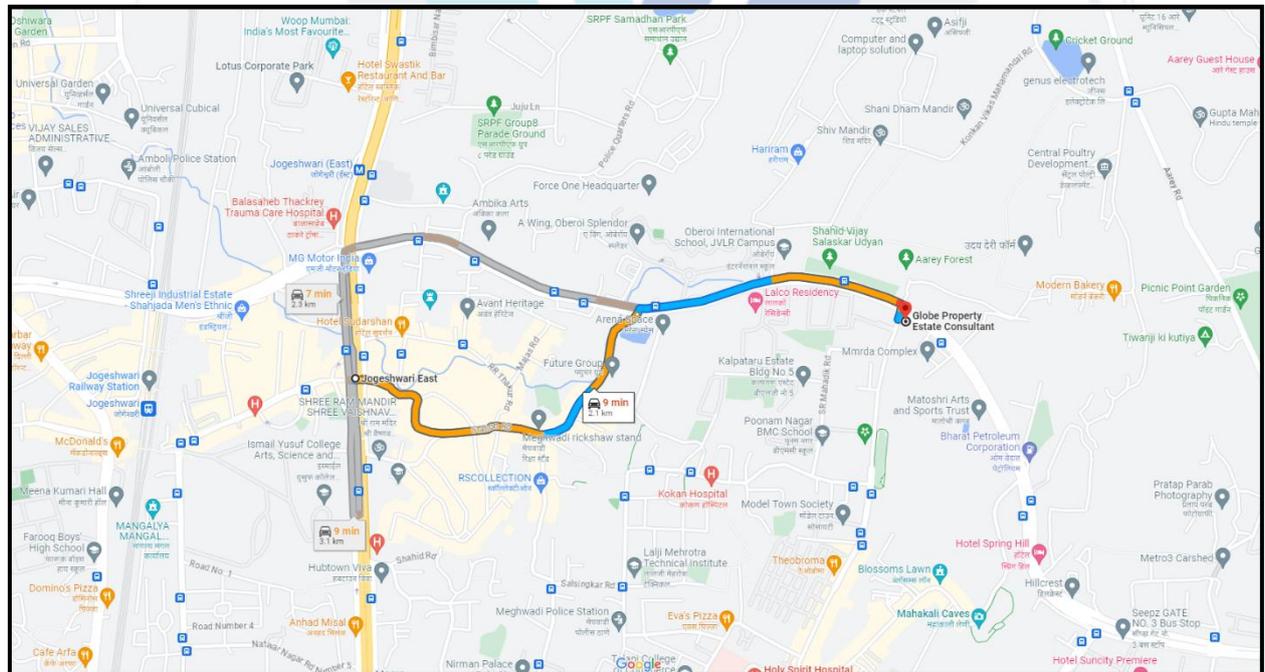
## Actual Site Photographs As on 07.01.2025

### SALE BUILDING NO. 3



## Route Map of the property

Site u/r



**Latitude Longitude: 19°08'19.0"N 72°52'15.7"E**

Note: The Blue line shows the route to site from nearest railway station (Jogeshwari – 2.10 Km.)



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**CA Certificate Dated 22.01.2025 cost incurred till 31.12.2024**
**VARMA & ASSOCIATES**  
 CHARTERED ACCOUNTANTS
**TO WHOMSOEVER IT MAY CONCERN**

This is to certify that M/s Neelkamal Realty & Construction LLP is registered Limited Liability partnership Firm Under MCA having registered office G/B, Shiv Chayya, Sir M.V.Road , Andheri East Mumbai-400069, has incurred total cost of Rs. 145.67 crore as at 31-12-2024 against the project Name " NICCO RESIDENCY" Situated at Plot No.190 A/6/2 PT at Village Majas-III JVLR Road Jogeshwari east Mumbai-400069. The position of project cost incurred & its means of finance as on 31<sup>st</sup> December, 2024 is as give below:

Details of Cost of project and Means of finance are as under: (Amount in Crore)

Particulars	Projected Cost *	Incurred Till 31-12-2024	To be Incurred
Land cost & Stamp Duty	36.80	36.80	0.00
Approval Cost	26.18	30.06	-3.88
Construction cost	141.69	46.85	94.84
Architect & Consultancy Expenses	2.00	2.65	-0.65
Admin & Marketing Expenses	14.20	14.32	-0.12
Contingency	2.34	4.36	-2.02
Rent Cost	3.67	5.15	-1.48
Interest to Bank up to construction period	16.28	4.26	12.02
Bank balance as Per books		1.22	-1.22
<b>Total</b>	<b>243.16</b>	<b>145.67</b>	<b>97.49</b>

**Means of Finance:**

Particulars	Projected Means of Finance*	Incurred Till 31-12-2024	To Be Infused
Promoters Contribution	15.00	15.60	-0.60
Unsecured loan form Promoters and relatives	56.64	25.10	31.54
Project specific Term Loan**	77.00	42.37	34.63
Booking Advances from customer	94.52	62.6	31.92
<b>Total Means of Finance</b>	<b>243.16</b>	<b>145.67</b>	<b>97.49</b>

## **CA Certificate Dated 22.01.2025 cost incurred till 31.12.2024**

The projected cost & projected Means of finance has been provided by management and we hereby certify the figures of cost incurred till 31-12-2024 as per the books of accounts, invoices, land documents provide to us for verification.

For Varma and associates  
Chartered Accountants  
ICAI Firm Reg.142189W

RAVISKUMAR RAVISKUMAR  
BABURAM BABURAM  
R BABURAM VARMA  
VARMA 2025.01.22  
14:20:37 +05'30'

Raviskumar Varma  
(Proprietor)  
Membership No.166536  
Date: 22 January 2025  
Place: Mumbai  
UDIN: 25166536BMIGQK7586



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