

Lender's Independent Engineer Report on Under-Construction Residential Project – 'Prestige Jasdan Classic' situated at Byculla (West), Mumbai, Maharashtra, India as on September 30, 2022

Developer: M/s. Prestige Estates Projects Ltd

Submitted to: State Bank of India



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EXECUTIVE SUMMARY

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1. EXECUTIVE SUMMARY



To,
State Bank of India,
Commercial Branch,
Bangalore – 560 001

Dear Sir,

In accordance to your email dated 7th September, 2022 we enclose our Lenders Independent Engineering Report (“LIE Report or Progress Report”) of an under-construction real estate project known as ‘Prestige Jasdan Classic’ situated on land bearing Cadastral Survey no. 2020 of Byculla Division, near BMC Printing Press, opposite Olympia Tower, Street No. 556, N. M. Joshi Marg, Byculla West, Mumbai – 400 011, Maharashtra, India for the purpose of construction funding.

M/s. Prestige Estates Projects Limited (“Client” or “PEPL” or “Developer”) has undertaken development of residential project known as ‘Prestige Jasdan Classic’ (“subject project”) in Byculla West, Mumbai with a budgeted project cost of INR 1428.56 Crore.

The developer has approached the State Bank of India (“Bank”), Commercial Branch, Bangalore for fresh term loan of INR 300.00 Crore.

In this regard, the Bank has appointed RBSA Valuation Advisors LLP (“RBSA” or “We” or “Us”) as Lender’s Independent Engineer (LIE) to monitor the progress of the subject project as on September 30, 2022.

Pursuant to appointment from bank, we have inspected the subject property on 4th October, 2022 and estimated the construction progress of the project as on 30th September, 2022 for the purpose of this exercise

INTRODUCTION

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2. INTRODUCTION



Study Background:

The Client: Prestige Estates Projects Limited

Over the last decade, the Prestige Group has firmly established itself as one of the leading and most successful developers of real estate in India by imprinting its indelible mark across all asset classes. Founded in 1986, a leap that has been inspired by CMD Irfan Razack and marshaled by his brothers Rezwan Razack and Noaman Razack. The Client has diversified over time into a number of related/non-related services, each of them spearheaded by individuals with adroit capacity. Services are as varied as the interior designing done by Morph Design Company (MDC) and the redefinition of elegance and suave in men's formal dressing by Prestige Fashions (P) Ltd. They are also the only developers in South India to boast of such a widely diverse portfolio covering the residential, commercial, retail, leisure and hospitality segments

Now with 205 landmark developments across the city, the company has extended its expertise to major cities across South India including Chennai, Hyderabad, Kochi, Mysore, Mangalore and Goa. Giving each city an unparalleled experience with landmark malls on the lines of 'The Forum', large townships, tech parks, hotels, luxury villas, and SEZs. Prestige Cyber Towers, Prestige Polygon and Prestige Palladium are three completed commercial developments, which have received an overwhelming response. The Forum Vijaya Mall, Chennai's largest mall was unveiled in 2013. The Prestige Group launched Chennai's first township project – a Rs. 1,000 crore development in partnership with the Rattha Group in 2012 and Prestige Silver Springs – the first-of-its-kind luxury villas in the city in 2013.

The Lenders: State Bank of India

The proposed project has been underwritten by State Bank of India, Commercial Branch, Bangalore. State Bank of India (SBI) a Fortune 500 company, is an Indian Multinational, Public Sector Banking and Financial services statutory body headquartered in Mumbai. The rich heritage and legacy of over 200 years, accredits SBI as the most trusted Bank by Indians through generations. SBI, the largest Indian Bank with 1/4th market share, serves over 45 crore customers through its vast network of over 22,000 branches, 62617 ATMs/ADWMs, 71,968 BC outlets, with an undeterred focus on innovation, and customer centricity, which stems from the core values of the Bank - Service, Transparency, Ethics, Politeness and Sustainability.

The Consultants: RBSA Valuation Advisor's LLP (RBSA)

RBSA is one of the leading independent Transaction Advisory firm with service offers Valuation, Investment Banking, Restructuring, Transaction Services, Transaction Tax, Risk Consulting and Dispute & Litigation Support. With a team of more than 250+ professionals, we are spread across 9 offices in India, Dubai and Singapore. RBSA has been consistently ranked amongst the top 5 M&A advisory firms by Bloomberg, Merger Market and Venture Intelligence. The firm serves Domestic & Multi-National Corporates, Government & Regulators, Domestic & International Banks, Financial Institutions and Private Equity Funds.

2. INTRODUCTION

The Project:-

Prestige Jasdan Classic: It is an under construction residential development situated on land bearing Cadastral Survey no. 2020 of Byculla Division admeasuring 8,692.41 SMT, near BMC Printing Press, opposite Olympia Tower, Street No. 556, N. M. Joshi Marg, Byculla West, Mumbai – 400 011, Maharashtra, India. The project is being developed by 'M/s Prestige Estates Projects Limited (PEPL)' known as one of the premium real estate developers in Bengaluru. Prestige Jasdan Project proposed to be consisting of Wing A (West Wing), Wing B (East Wing), Parking Wing C and EWS (Economic Weaker section) building. Wing A (West Wing), Wing B (East Wing) offers 2 BHK, 3 BHK & 4 BHK units with total 233 nos. of units including Multipurpose unit of 5 Nos.

RBSA would provide Lenders' Independent Engineer services for the proposed residential project at Byculla West, Mumbai.

Scope of Work:

The scope of work, as agreed with the Bank is furnished hereunder;

1. First LIE Report:

- Physical inspection of subject project
- RBSA will review & comment on the cost estimated by the developer. RBSA shall review and ascertain the reasonableness of the above cost which shall be furnished by the Architect / Developer (borrower)/ Contractor.
- RBSA opinion will include comments upon the reasonableness of the price at which contracts are proposed to be awarded / already awarded. This initial opinion shall form the basis of regular draw down reports and progress reports.
- Based on the above vetting of the estimate, RBSA will also comment on the cost already incurred for the project and the cost required for the remaining work of the project.
- RBSA will comment on adequacy of project timelines envisaged in project implementation schedule.
- RBSA will vet all approvals/permissions/clearances for proposed project.

2. Subsequent Progress Report/Quarterly Report:

In order to monitor the progress of the Project during the construction period, on a quarterly basis, until the completion of the project, RBSA shall review and report:

- Regular reporting of physical progress in construction up to commencement of operation in line with the build-up plan and schedule for implementation.
- Review of the Capital Cost being incurred on a progressive basis and balance construction cost to be incurred for the project.

2. INTRODUCTION

Approach & Methodology:

The approach and methodology adopted by RBSA in order to review & ascertain the reasonableness of the estimate of quantity and cost of work carried out is as follows:

The usual practice to carry out the scope of the work is to review the estimate provided by the developer and sought for the quotes from similar developers / contractors for the items mentioned in the estimate. We have estimated the reasonableness of the estimate based on the data provided to us by developer as follows:

- Review of the summary of the total estimated cost of the project along with details.
- Verification of the built-up area of the building through building plans & data provided to us.
- Verification of percentage work progress of the building based on site visit.
- Review of the cost towards major item-wise break-up provided to us mentioned in summary for the entire project.
- Verification of the cost allocated for major civil work considering the normal industry practice/ contractors/ developer's cost for similar projects.
- Review of project construction schedule.

DOCUMENT RECEIVED

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3. DOCUMENTS RECEIVED

This report is based upon following documents made available Summary of documents and subject to our assumption and limiting conditions:

Sr. No.	Copies of documents made available by the client and perused	Refer Exhibit
1	Copy of registered 'Development agreement ' dated 1 st October, 2019	A
2	Copy of Index II of registered 'Conveyance Deed' dated 17 th August, 2021	B
3	Copy of Property Register Card dated 12 th July, 2016	C
4	Copy of sanctioned plans (amended) bearing no. CHE/City/1577/E/337(new) dated 21 st August, 2019 issued by Assist. Eng. (B.P) City – IV, MCGM	D
5	MahaRERA Registration Certificate bearing no. P51900031285 dated 25 th May, 2022	E
6	Copy of amended plan approval letter along with plans bearing no. CHE/CTY/1577/E/337(NEW)/337/8/Amend dated 20 th May, 2022 issued by EE, MCGM	F
7	Copy of Commencement Certificate bearing no. CHE/CTY/1577/E/337(NEW)/FCC/4/Amend issued by MCGM dated 29 th March, 2022	G
8	Construction Schedule for subject project	H
9	Architect Certificate dated 25 th July, 2022 issued by M/s. MQA Architects	I
10	CA Certificate dated 17 th October, 2022 issued by M. Padmanabha Bhat	J
11	Work order dated 25 th November, 2022 for Civil and Finishing works issued to Larsen & Toubro Ltd.	K
12	Summary of Construction budget	L
13	Data received from the client	M
14	NOC from Airport Authority of India (AAI) dated 09-12-2016 and Revalidation of NOC for Height Clearance dated 01 st February, 2022	N
15	NOC from High Rise Committee (HRC) dated 22 nd July, 2022	O
16	NOC from Mumbai Fire Brigade 6 th April, 2021	P
17	Grant of Environmental Clearance (EC) from State Environmental Impact Assessment Authority (SEIAA), Maharashtra dated 2 nd February, 2022	Q
Sr. No.	Copies of NOC/approvals sourced from public domain and perused	Refer Exhibit
18	NOC from Solid Waste Management Department, MCGM dated October 20, 2021	R
19	NOC from Hydraulics Engineer's Department, MCGM dated August 27, 2021	S

PROJECT DESCRIPTION

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4. PROJECT DESCRIPTION

Back Ground of the Developer / Promoters :

M/s. Prestige Estates Project Limited

Prestige Estates Projects Limited (“Client”/ “PEPL”) is the flagship company of Prestige Group incorporated on 4th June, 1997. Prestige Group was started by Late Mr. Razack Sattar and has developed a diversified portfolio of real estate projects focusing on residential, commercial, hospitality and retail. The Prestige Group has presence in various cities namely Bangalore, Mysore, Mangalore, Ahmedabad, Chennai, Pune, Ooty, Kochi, Hyderabad & Goa.



Promoter Background of Prestige Estates Project Limited

<p>Mr. Irfan Razack (Chairman & Managing Director)</p>	<ul style="list-style-type: none"> With more than 48 years of rich, hands-on experience in the retail and real estate industry, Mr. Irfan Razack steers Prestige onwards with a keen business acumen and foresight, placing the highest priority on ethical business principles and practices. A visionary, a real estate icon and the inspiration behind the Company’s success, he has the ability to create opportunities and the determination to ensure that his vision come to fruition. He is also the Company’s principal architect, exhibiting the creativity and insight required to conceive aesthetically appealing and yet, wholly saleable real estate products. Under his able leadership, Prestige is today the only CRISIL DA1 graded developer in India and has been awarded the financial rating of A+ and A1+ by ICRA.
<p>Mr. Rezwan Razack (Joint Managing Director)</p>	<ul style="list-style-type: none"> As the Co-Founder of Prestige Estates Projects Ltd., Mr. Rezwan Razack brings in over four decades of experience in the business of property development. Mr. Razack is the Managing Director of the Prestige Group, India’s leading property developer, where he has played a pivotal role in taking the Company to its present level.
<p>Mr. Noaman Razack (Whole-time Director)</p>	<ul style="list-style-type: none"> Mr. Noaman Razack’s name is synonymous with the Prestige retail endeavour. As Director, Prestige Group, and the youngest son of the founder, the Late Mr. Razack Sattar, he leads the activities of the Group’s retail vertical. This comprises the world-class mall network that Prestige creates, establishes and directs, a process he oversees in its entirety. It includes the three Prestige Forums in Bangalore, one each in Chennai, Hyderabad, Mysore and Mangalore. Prestige also has to its credit Bangalore’s landmark luxury mall UB City.

4. PROJECT DESCRIPTION

Back Ground of the Developer / Promoters :

Promoter Background of Prestige Estates Project Limited

<p>Ms. Uzma Irfan (Director - Corporate Communications)</p>	<ul style="list-style-type: none"> Ms. Uzma Irfan joined the Prestige Group in 2006. Over the years, the Prestige Group has grown by leaps and bounds and she can be credited for single-handedly strengthening the Company’s public image during this phase. From systematically profiling the Company and its diverse interests in the media to assisting the Company in its various networking forums, she has played an instrumental role in communication and marketing. She is currently responsible for marketing communication, corporate communication, branding and all image related initiatives for the Prestige Group.
<p>Mr. Jagdeesh K. Reddy (Independent Director)</p>	<ul style="list-style-type: none"> Mr. Jagdeesh K. Reddy holds a Bachelor’s degree in Engineering (Mangalore University) and a Master’s degree in Management from Katz Graduate School of Business (University of Pittsburgh). He has wide expertise in finance with specialised skills in private equity mergers and acquisitions. He has been a member of the Company’s Board since November 10, 2009.
<p>Mr. B.G. Koshy (Independent Director)</p>	<ul style="list-style-type: none"> Mr. Biji George Koshy serves on several Boards and heads various associations and holds managerial or advisory posts with medical institutions, NGOs, minority groups and has been an advisor to the police force for nearly twenty years. He has been on the Board of Film Censors for three terms. He has also advised the Union Minister of Communications.
<p>Mr. Noor Ahmed Jaffer (Independent Director)</p>	<ul style="list-style-type: none"> Mr. Noor Ahmed Jaffer holds a Bachelor’s degree in Commerce from St. Joseph’s College, Bengaluru. He began his career with Deepak Cables and later joined Philips India Limited, Mumbai. Later, he co-founded Paper Packaging Private Limited in Bengaluru and established a Kraft Paper Mill in Shimoga. He is also a Director on the Board of Accupak Private Limited, a company having a packaging unit in Bengaluru. His business experience is extensive and he specialises in strategic decision-making.
<p>Dr. Pangal Ranganath Nayak (Independent Director)</p>	<ul style="list-style-type: none"> In a career spanning more than 30 years, Dr. Pangal Ranganath Nayak has served and trained as an Interventional Cardiologist in various geographies worldwide. At present, he is the Director Medical Services at Vikram Hospital, Bengaluru. He received his DM in Cardiology from Christian Medical College, Vellore, MD from Command Hospital, Bengaluru University and a Bachelor’s degree in medicine and surgery from St. John’s Medical College, Bengaluru.
<p>Ms. Neelam Chhiber (Independent Director)</p>	<ul style="list-style-type: none"> Ms. Neelam Chhiber is Co-founder and Managing Trustee at Industree Crafts Foundation, Co-founder and Managing Director, Industree Skills Transform Private Ltd. And Co-founder Director at Mother Earth. An Industrial Design graduate from National Institute of Design, Ahmedabad, she has, for the past three decades, been working with artisans in rural areas, by providing design, technical, marketing and management solutions to bridge the urban-rural divide.

4. PROJECT DESCRIPTION

Project Overview :

Prestige Estates Project Limited is developing residential project known as 'Prestige Jasdan Classic' at land bearing Cadastral Survey no. 2020 of Byculla Division admeasuring 8,692.41 SMT located near BMC Printing Press, opposite Olympia Tower, Street No. 556, N. M. Joshi Marg, Byculla West, Mumbai – 400 011, Maharashtra, India.

Subject Project is easily accessible to N. M. Joshi Marg and enjoys very good connectivity to other established micro-markets of Mumbai City & Mumbai Urban such as Fort, Tardeo, Worli, Bandra, Dadar, Sewri and Chhatrapati Shivaji Maharaj International Airport etc.

Subject project 'Prestige Jasdan Classic' is proposed with two sale towers i.e. Wing A (West Wing) & Wing B (East Wing) along with Parking Wing C and EWS (Economic Weaker section) building.

Particulars	Details
Project Name	Prestige Jasdan Classic
Location	N. M. Joshi Marg, Byculla (West)
Type of Building	Residential Apartment
GPS Co-ordinates	
Latitude	18°58'55.2"N
Longitude	72°49'51.2"E
Project Commencement (as per implementation schedule)	March, 2021
Proposed Completion (as per implementation schedule)	31 st December, 2025



Architects design showing Elevation of proposed project

Source: Developer Management & RBSA

4. PROJECT DESCRIPTION

As per the copy of sanctioned plans (amended-Concession) bearing no. CHE/City/1577/E/337(new) dated 21st August, 2019 issued by Assist. Eng. (B.P) City – IV, MCGM, area statement of proposed development is as follows:

A	Proform -A	DCR 1991	DCPR 2034	Total
Sr. No	Particulars	In SMT	In SMT	In SMT
1	Gross Plot area			8692.41
	a) Merged Road Setback			-
	b) Road Setback			-
	c) Widening road			-
	d) Area under reservation railway			-
	e) Not in possession			1.20
	f) Total			-
	f) Net Plot area			8691.21
2	Deduction For			-
	Reservation / Road area			-
	A a) Road Setback handed Over			-
	b) Proposed Road to be handed Over			-
	c) Reservation to be handed over			-
	For Amenity Area			-
	B a) AOS to be handed over as per 14 (A) / 15% RG		5%	434.56
	b) AOS to be handed over as per 14 (B)			-
	c) AOS to be handed over as per 14 C			-
	d) AOS to be handed over as per 35			-
	Total			434.56
3	Total Deduction			434.56
4	Balance area of plot			8256.65
5	Plot area under development			8256.65
6	Permissible area			-
	a) Zonal Basic		1.33	10981.34
	b) Premium FSI		0.84	6935.59
	c) TDR		0.83	6853.02
	d) Over and above land FSI 2 A			-
	e) Over and above land FSI 2 B			-
	f) PPL FSI			-
7	Permissible Built-up area			24769.95
8	Proposed Built-up area	5655.1	19033.84	24688.94
9	Area for Temporary structure	-	-	-
10	Purely Residential Built-up area	5655.1	19033.84	24688.94
11	Commercial Built-up area	-	-	-
12	Total Built-up area proposed	5655.1	19033.84	24688.94
13	FSI consumed on Net Holding (25/9)			2.99

A	Proform -A	DCR 1991	DCPR 2034	Total
Sr. No	Particulars	In SMT	In SMT	In SMT
14a	Fungible Built-up area component permissible vide DCR 31 (3) for Purely Residential	-	8669.48	8669.48
14	Fungible Built-up area component proposed vide DCR 31 (3) for Purely Residential	-	8641.13	8641.13
15	Fungible Built-up area component proposed vide DCR 31 (3) for Purely Commercial	-	-	-
16	Total Proposed Fungible Built-up area vide DCR 31 (3)		8641.13	8641.13
17	Total Gross Built-up area permissible			33439.43
18	Total Gross Built-up area Proposed (12+16)	5655.1		33330.07
C Tenement Statement				
1	Proposed area			33330.07
2	Deduct Non-Resi area			-
3	Area Available for Tenements			-
4	Tenement Perm. (600/Hectare)(450/Hectare for 1 FSI)			1499.85
5	Tenement Proposed			296
6	Tenements Existing			-
7	Total Tenement			-
D Parking Statement				
	Park. Req'd. By Rule			
	A Min. Park Req'd. By Rule (Considering 5% Visitor)			411
1	B Max. Park Req'd. By Rule (Considering 5% Visitor)			620
2	Covered Garage Proposed			-
3	Total Park. Provided			611
E Transport Vehicles Parking				

Note: As per the above area statement, total permissible built up area is 33,439.43 SMT and proposed Built up area is 33,330.07 SMT.

We have assumed, based on information provided by the developer, that 45th floor of B wing is similar to the 44th floor below.

4. PROJECT DESCRIPTION

Further, as per the copy of sanctioned plans the details of building comprising no. of floors is as follows (Refer figure 1):

Sr. No	Building Name	Nos. of Floors approved as per plan dated 20 th May, 2022	Nos. of Floors proposed as per information provided by the Developer Representative	Building Configuration
1	Wing A (West Wing)	1 st Basement + Ground + 1 st to 9 th floor + 1 st Service floor + 10 th to 32 nd floors	1 st Basement + Ground + 1 st to 9 th floor + 1 st Service floor + 10 th to 35 th floors + 2 nd Service Floor + 36 th to 45 th floors	3 BHK, 4 BHK, Multi purpose unit
2	Wing B (East Wing)	1 st Basement + Ground + 1 st to 9 th floor + 1 st Service floor + 10 th to 34 th floors	1 st Basement + Ground + 1 st to 9 th floor + 1 st Service floor + 10 th to 35 th floors + 2 nd Service Floor + 36 th to 45 th floors	2 BHK, 3 BHK, 4 BHK
3	Parking Wing C	Ground Floor + 1st to 9th Podium along with 3 floors fitness Centre/Club house	Ground Floor + 1st to 9th Podium along with 3 floors fitness Centre/Club house	-
4	EWS	Basement + Ground/Stilt + 1st to 9th Upper Floors	Basement + Ground/Stilt + 1st to 9th Upper Floors	Multi purpose unit

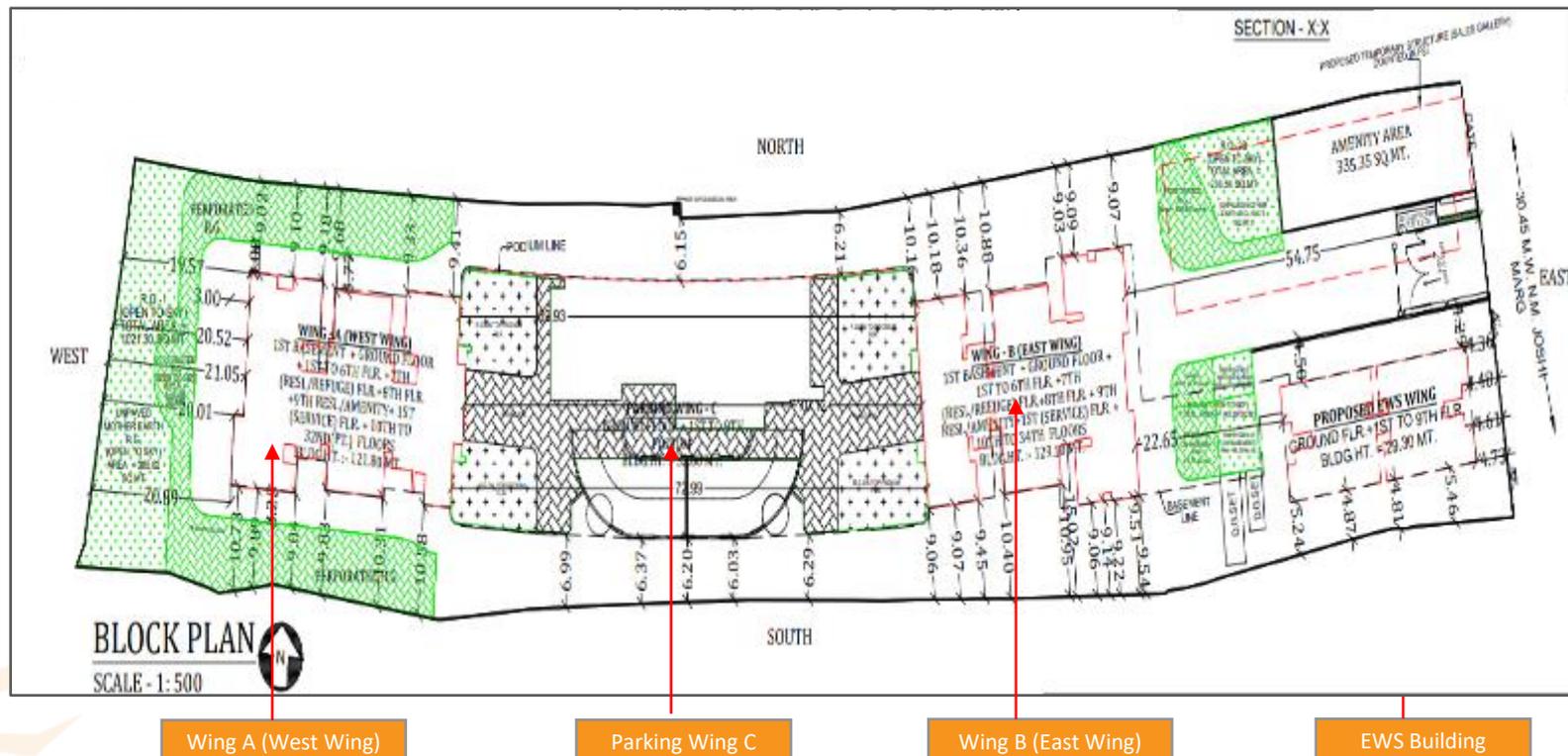


Figure 1: Block plan (CHE/CTY/1577/E/337(NEW)/337/8/Amend) dated 20th May, 2022

4. PROJECT DESCRIPTION

The floor-wise Built-up area statement of Wing A (West Wing) of Prestige Jasdan Classic Project as per Sanction Building Plan dated 21st August, 2019 is as follows:

Built up area summary (Wing - A)			Built up area summary (Wing - A)		
Floor	Built up area	Staircase, Lift & Lobby area	Floor	Built up area	Staircase, Lift & Lobby area
	In SMT	IN SMT		In SMT	IN SMT
1st Basement Floor		-	27th Floor	414.25	183.41
Ground Floor (Toilet area, Fire Control RM. & Excess Security Cabin Area)	22.65	-	28th (Refuge) Floor	298.87	183.41
1st Floor		-	29th Floor	414.25	183.41
2nd (Resi.) Floor	235.72	199.94	30th Floor	414.25	183.41
3rd (Resi.) Floor	235.72	199.94	31st Floor	414.25	183.41
4th (Resi.) Floor	235.72	199.94	32nd Floor	414.25	183.41
5th (Resi.) Floor	235.72	199.94	33rd Floor	414.25	183.41
6th (Resi.) Floor	235.72	199.94	34th Floor	414.25	183.41
7th (Resi. - Refuge) Floor	235.57	193.91	35th (Refuge) Floor	298.87	183.41
8th (Resi.) Floor	235.72	199.94	2nd Service Floor	-	-
9th (Resi. - Amenity) Floor	236	184.31	36th Floor	414.25	183.41
1st Service Floor		-	37th Floor	414.25	183.41
10th Floor	414.25	183.41	38th Floor	414.25	183.41
11th Floor	414.25	183.41	39th Floor	414.25	183.41
12th Floor	414.25	183.41	40th Floor	414.25	183.41
13th Floor	414.25	183.41	41st Floor	414.25	183.41
14th (Refuge) Floor	298.87	183.41	42nd (Refuge) Floor	349.78	183.41
15th Floor	414.25	183.41	43rd Floor	414.25	183.41
16th Floor	414.25	183.41	44th Floor	414.25	183.41
17th Floor	414.25	183.41	45th Floor	414.25	183.41
18th Floor	414.25	183.41	Total With Fungible area	16295.55	8180.62
19th Floor	414.25	183.41	Total without Fungible area	12070.78	
20th Floor	414.25	183.41			
21st (Refuge) Floor	298.87	183.41			
22nd Floor	414.25	183.41			
23rd Floor	414.25	183.41			
24th Floor	414.25	183.41			
25th Floor	414.25	183.41			
26th Floor	414.25	183.41			

4. PROJECT DESCRIPTION

The floor-wise Built-up area statement of Wing B (East Wing) of Prestige Jasdan Classic Project as per Sanction Building Plan dated 21st August, 2019 is as follows:

Built up area summary (Wing - B)		
Floor	Built up area	Staircase, Lift & Lobby area
	In SMT	IN SMT
1st Basement Floor	-	-
Ground (Toilet area) Floor	9.35	-
1st Floor	-	-
2nd (Resi.) Floor	254.87	179.55
3rd (Resi.) Floor	254.87	179.55
4th (Resi.) Floor	254.87	179.55
5th (Resi.) Floor	254.87	179.55
6th (Resi.) Floor	254.87	179.55
7th (Resi. - Refuge) Floor	159.22	179.55
8th (Resi.) Floor	254.87	179.55
9th (Resi. - Amenity) Floor	254.87	179.55
1st Service Floor	-	-
10th Floor	434.14	180.15
11th Floor	434.14	180.15
12th Floor	434.14	180.15
13th Floor	434.14	180.15
14th (Refuge) Floor	317.20	180.15
15th Floor	434.14	180.15
16th Floor	434.14	180.15
17th Floor	434.14	180.15
18th Floor	434.14	180.15
19th Floor	434.14	180.15
20th Floor	434.14	180.15
21st (Refuge) Floor	317.20	180.15
22nd Floor	434.14	180.15
23rd Floor	434.14	180.15
24th Floor	434.14	180.15
25th Floor	434.14	180.15
26th Floor	434.14	180.15
27th Floor	434.14	180.15

Built up area summary (Wing - B)		
Floor	Built up area	Staircase, Lift & Lobby area
	In SMT	IN SMT
28th (Refuge) Floor	317.20	180.15
29th Floor	434.14	180.15
30th Floor	434.14	180.15
31st Floor	434.14	180.15
32nd Floor	434.14	180.15
33rd Floor	434.14	180.15
34th Floor	434.14	180.15
35th (Refuge) Floor	317.20	180.15
2nd Service Floor	-	-
36th Floor	434.14	180.15
37th Floor	434.14	180.15
38th Floor	434.14	180.15
39th Floor	434.14	180.15
40th Floor	434.14	180.15
41st Floor	434.14	180.15
42nd (Refuge) Floor	384.15	180.15
43rd Floor	434.14	180.15
44th Floor	434.14	180.15
Total With Fungible area	16629.81	7741.65
Total without Fungible area	12318.38	

Note: We have assumed, based on information provided by the developer, that 45th floor of B wing is similar to the 44th floor below.

4. PROJECT DESCRIPTION

The floor-wise Built-up area statement of Wing C & EWS Building of Prestige Jasdan Classic Project as per Sanction Building Plan dated 21st August, 2019 is as follows:

Built up area Summary (Wing - C)		Built up area Summary (EWS)		
Floor	Built-up area in SMT	Sr. No	Floor	Area In SMT
1st Basement Floor	-	1	Ground Floor	116.21
Ground Floor	-	2	1st Floor	261.31
1st Podium Floor	12.57	3	2nd Floor	261.31
2nd Podium Floor	12.57	4	3rd Floor	261.31
3rd Podium Floor	12.57	5	4th Floor	261.31
4th Podium Floor	12.57	6	5th Floor	261.31
5th Podium Floor	12.57	7	6th Floor	261.31
6th Podium Floor	12.57	8	7th Floor	261.31
7th Podium Floor	12.57	9	8th Floor	261.31
8th Podium Floor	12.57	10	9th Floor	261.31
9th Podium Floor	12.57			
Top Podium (Amenity) Floor	-			
Total With Fungible area	113.13	Total Built Up area		2468.00
Total without Fungible area	83.80			

The summary of the proposed project as per above mentioned data is as follows:

Particulars	Nos. of Units	Carpet Area in SMT (Including Balcony Area)
Wing A (West Tower)	75	14,426.06
Multipurpose Unit*	5	306.32
Wing B (East Tower)	153	15,471.55
Total Area in SMT	233	30,203.93
Total Area in SFT		3,25,115

*Note: As informed by the Developer, the multipurpose units have a separate unit no. & their area is to be considered for sale. Hence total saleable carpet area (including balcony and multipurpose units) is 3,25,115 SFT.

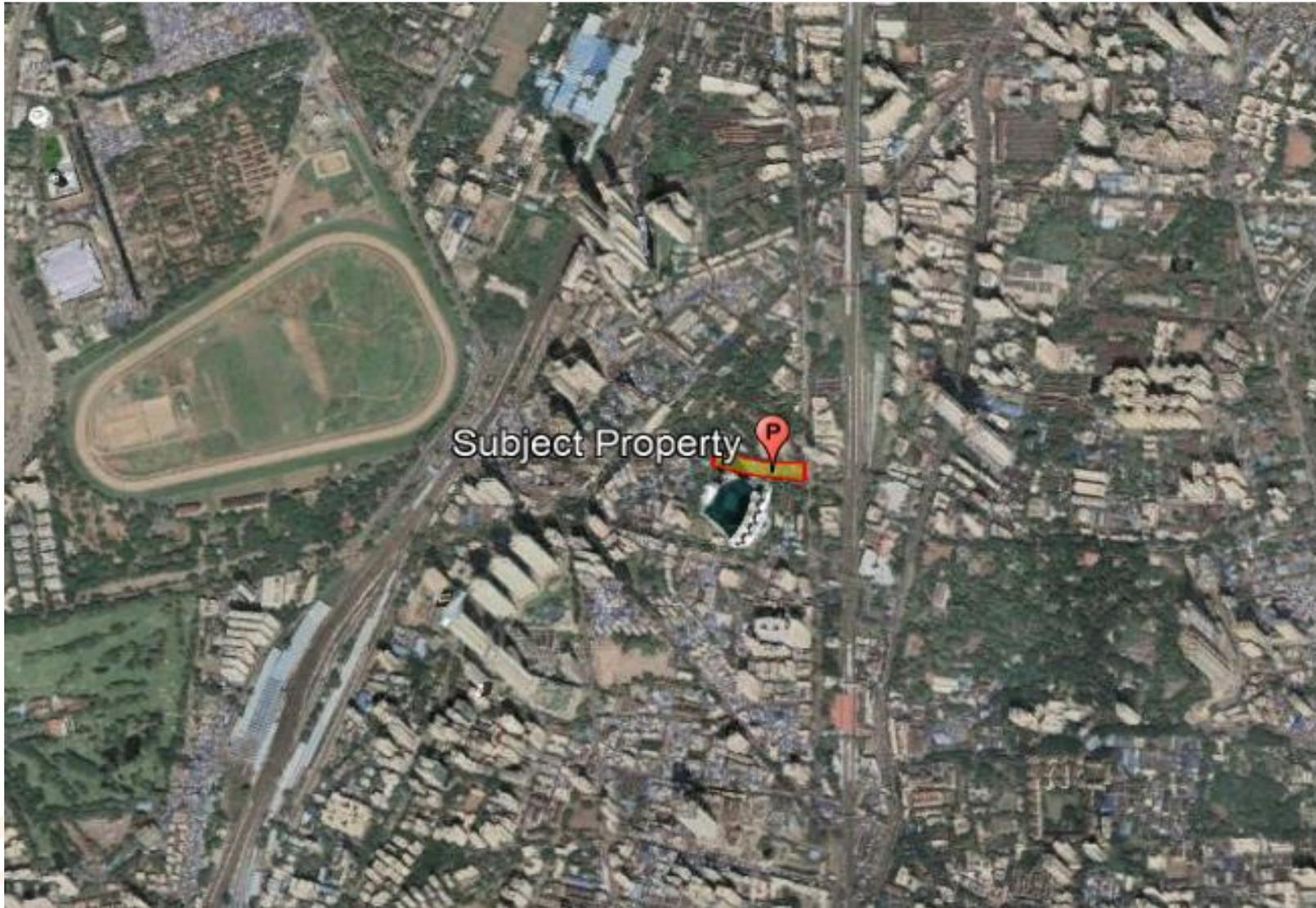
4. PROJECT DESCRIPTION

As per data provided by the Developer, summary showing flat configuration, number of flats, carpet area of each flat and balcony area of the proposed building is as follows:

Wing - A (West Tower)	Carpet Area in SMT	Balcony Area in SMT	Nos. of Unit
3 BED UNIT (10TH TO 13TH, 15TH TO 20TH)	150.07	10.81	10
3 BED UNIT (22ND TO 27TH, 29TH TO 34TH, 36TH TO 41ST, 43RD TO 45TH FLR.)	150.9	10.81	21
4 BED UNIT (2ND TO 9TH FLR.)	203.49	10.41	8
4 BED UNIT (10TH TO 13TH, 15TH TO 20TH)	203.49	10.41	10
4 BED UNIT (22ND TO 27TH, 29TH TO 34TH, 36TH TO 41ST, 43RD TO 45TH FLR.)	203.88	10.41	21
4 BED UNIT (14TH FLR.)	203.49	10.41	1
4 BED UNIT (21ST, 28TH & 35TH FLR.)	203.88	10.41	3
4 BED UNIT (42ND FLR.)	203.88	10.41	1
MULTI - PURPOSE UNIT (14TH FLR.)	50.90	0	1
MULTI - PURPOSE UNIT (21ST, 28TH & 35TH FLR.)	51.67	0	3
MULTI - PURPOSE UNIT (42ND FLR.)	89.60	10.81	1
Total Nos. of Units : West Tower			80
Wing - B (East Tower)	Carpet Area in SMT	Balcony Area in SMT	Nos. of Unit
2 BED UNIT (10TH TO 20TH FLR.)	78.08	3.96	22
2 BED UNIT (21ST TO 44TH FLR.)	78.08	3.96	48
2 BED UNIT (45TH FLR.)	78.08	3.96	1
3 BED UNIT (2ND TO 6TH, 8TH & 9TH)	111.12	4.59	14
3 BED UNIT (10TH TO 13TH, 15TH TO 20TH)	111.12	4.59	20
3 BED UNIT (22ND TO 27TH, 29TH TO 34TH, 36TH TO 41ST, 43RD TO 45TH FLR.)	112.13	4.59	42
3 BED UNIT (14TH FLOOR)	117.43	5.69	1
3 BED UNIT (21ST, 28TH & 35TH)	118.43	5.69	3
3 BED UNIT (7TH FLR.)	134.71	9.37	1
4 BED UNIT (42ND FLR.)	161.40	9.37	1
Total Nos. of Units : East Tower			153

4. PROJECT DESCRIPTION

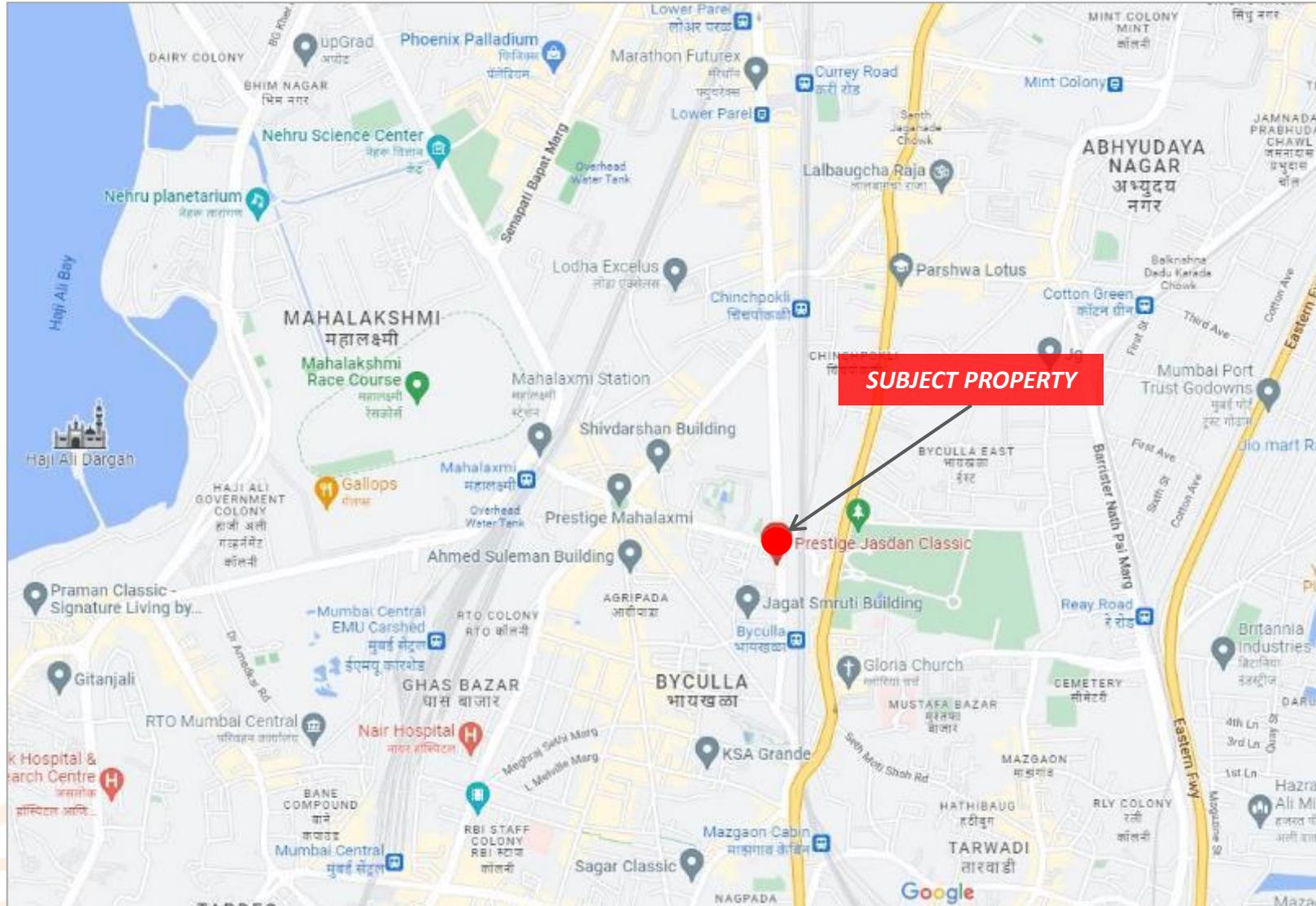
Satellite Image :



Satellite image representing boundary of subject project 'Prestige Jasdan Classic' is for representation purpose only and doesn't indicate the exact boundary of the project land.

4. PROJECT DESCRIPTION

Location Map :



Location Map of Subject Property

PHOTOGRAPHS

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5. PHOTOGRAPHS



Approach Road to Subject property (N. M. Joshi Marg)



Entrance to the Subject Property



Construction Progress of EWS Tower



Construction Progress of EWS Tower

5. PHOTOGRAPHS



Construction Progress on L-6 of A wing (West Tower)



Construction Progress on L-6 of A wing (West Tower)



Construction Progress of A wing (West Tower)



Construction Progress of A wing (West Tower)

5. PHOTOGRAPHS



Construction Progress on L-6 of B wing (East Tower)



Construction Progress on L-5 of B wing (East Tower)



Construction Progress of B wing (East Tower)



Construction Progress of B wing (East Tower)

5. PHOTOGRAPHS



Entry from N. M. Joshi Marg towards sales office



Aerial View of Wing C- Podium Tower



View of L & T Project Office



View of internal pathway

FACTS, OBSERVATIONS, KEY ASSUMPTIONS AND LIMITING CONDITIONS

6

6. FACTS, OBSERVATIONS, KEY ASSUMPTIONS AND LIMITING CONDITIONS



The following facts, assumptions and limiting conditions form the basis of this exercise.

- As per terms of engagement, our scope of work is to provide LIE services for under-construction real estate project known as 'Prestige Jasdan Classic' situated near BMC Printing Press, opposite Olympia Tower, Street No. 556, N. M. Joshi Marg, Byculla West, Mumbai – 400 011, Maharashtra, India.
- As per copy of Index II of Conveyance Deed dated 17th August, 2021, M/s. Jasdan Construction Private Limited sold, transferred and conveyed all its right, title and interest in the subject land parcel, totally admeasuring 8,692.41 SMT, in favor of M/s. Prestige Estates Projects Limited Further, as per information provided by the Developer's representative, the subject property is in the possession of M/s. Prestige Estates Project Limited and the same was observed during the time of site visit. We have considered the same for the purpose of this LIE exercise.
- As per copy of Property Register Card dated 12th July, 2016 provided by the bank, the total area of the subject plot of land is 8,692.41 SMT. Further, as mentioned in property card, Jasdan Construction Pvt. Ltd. is referred as "the Holder". Further via letter bearing vide no. PEPL-MUM-PJC-PM-LT-041, M/s. Prestige Estates Projects Limited has filed an application before the competent City Survey Record for updation of their name on the Property Register Card in respect of the property. We have considered the same for the purpose of this LIE exercise.
- As per sanctioned plans (amended-concessions) dated 21st August, 2019 issued by Assist. Eng. (B.P) City – IV provided by the Developer, Wing A (West Tower) is sanctioned with Basement + Ground + 1st to 45th Upper floors and Wing B (East Tower) is sanctioned with Basement + Ground + 1st to 44th Upper floors having total gross permissible built-up area of 33,439.93 SMT and gross built up area proposed is 33,330.07 SMT. We have considered the same for the purpose of this LIE exercise.
- The construction area estimated as per the plans (8,56,343.35 SFT) is closed to details provided by the developers. Hence, total estimated construction area provided by the developer (8,47,581 SFT) is considered for this exercise. Any variation from this may adversely affect value reported.
- A copy of Chartered Accountant Certificate dated 17th October, 2022 issued by M. Padmanabha Bhat (Chartered Accountant) has been provided to us for project cost incurred till 30th September, 2022 and same has been reviewed by us.
- Further the user of the report should understand that this is a Progress Report only; and it is not a Valuation Report.
- Checking the ownership of the Civil Structures & Land is not part of our terms of reference and hence we are not in a position to comment upon the ownership of above assets.

6. FACTS, OBSERVATIONS, KEY ASSUMPTIONS AND LIMITING CONDITIONS



- The reported analysis, opinion and conclusion are limited only the information provided by Developers and reviewed by us reported assumptions and limiting conditions.
- We have assumed that the information provided to us is reliable, accurate and complete in all respects. We reserve our right to alter our conclusions at a later date, if it is found that the data provided to us by the client was not - reliable, accurate or complete.
- Possession of this report or any copy thereof does not carry with it right of publication. No portion of this report shall be disseminated to third parties through prospectus, advertising, public relations, news or any other means of communication without the written consent and approval of RBSA.
- No soil analysis or geological or other technical studies were made in conjunction with the report, nor was any water, oil, gas or other subsurface mineral and use rights or conditions investigated.
- Other observations, assumptions and limiting conditions, as appropriate, are also mentioned in respective sections of this report and annexures.
- This report is further governed by our standard terms and conditions of professional engagement which are herein after:
 - a) The entire and collective liability of RBSA and / or its Partners, Officers and Executives arising out of or relating to the Valuation and/or other Services provided, regardless of the form of the cause of action, whether in contract, tort (including negligence), statute or otherwise, shall in no event exceed the total professional fees paid to RBSA for this service.
 - b) Notwithstanding anything to the contrary, RBSA and / or its Partners, Officers and Executives shall not under any circumstance, be liable or responsible for any consequential, incidental, indirect, punitive, exemplary or special damages of any nature whatsoever, or for any damages arising out of or in connection with any bad debts, non-performing assets, any financial loss including that of loss of principal, loss of interest or loss of profit, malfunctions, delay, loss of data, interruption of service or loss of business or anticipatory profits.
 - c) RBSA and / or its Partners, Officers and Executives accept no responsibility for detecting fraud or misrepresentation, whether by management or employees of the Client or third parties. Accordingly, RBSA will not be liable in any way from, or in connection with, fraud or misrepresentations, whether on the part of the Client, its contractors or agents, or on the part of any other third party.

6. FACTS, OBSERVATIONS, KEY ASSUMPTIONS AND LIMITING CONDITIONS



- d) The LIE Services (including Deliverables submitted by RBSA herein under) are not for the benefit of any third party. RBSA accepts no liability or responsibility to any third party who benefits from, or uses, the Services or gains access to the LIE report.
- e) Commencement of Legal Proceeding. Any legal proceeding Client brings arising from, or in connection with, the Services or the Agreement must be commenced within six (6) months from the date when Client become aware of, or ought reasonably to have become aware of, the facts which give rise to the alleged liability and, in any event, not later than one (1) year from the date of the Deliverable which has given rise to the alleged liability.
- f) If Client has any concerns or complaints about the Services, it should not hesitate to discuss them with the officials of RBSA. Any service related issue by Client arising from or in connection with this Agreement (or any variation or addition thereto) shall be brought to the notice, in writing, of RBSA within one month from the date when Client has the knowledge of or ought reasonably to have such knowledge of the facts which give rise to the alleged service related issue and in no event, later than six months from the date of completion of Services.
- g) DISPUTE RESOLUTION: Any dispute arising out of the Valuation or other Services rendered shall be referred to the nominated senior representatives of both the Parties for resolution through conciliation. In case, any such difference or dispute is not amicably resolved within forty five (45) days of such referral, it shall be resolved through Arbitration, in India, in accordance with the provisions of Arbitration and Conciliation Act 1996. The venue of the arbitration shall be at Ahmedabad, Gujarat, India. The authority of the arbitrator(s) shall be subject to the terms of these standard terms of service, including the provision of limitation of liability. The proceedings of arbitration, including arbitral award, shall be kept confidential.
- h) The User of the report, while having acted on the basis of this report, is deemed to have read, understood and agreed RBSA's standard terms and conditions of business and the assumptions and limiting conditions mentioned in this document.

CONTRACTS & AGREEMENTS

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7. CONTRACTS & AGREEMENTS

As per information provided by the Developer, following firm have been appointed in respect to each activity for proposed entire 'Prestige Jasdan Classic' project:

Sr. No.	Nature of Work	Name of Contractor/Consultant
1	Main Contractor	Larson & Toubro Ltd
2	Architectural consultants	MQA (Mandviwala Qutub & Associates)
3	Structural Consultants	Sterling Engineering Consultancy
4	Proof check consultants	Buro Happold
5	MEP consultants	Pankaj Dharkar & Associates
6	QS Consultants	To be appointed
7	VT & HT consultants	TAK consulting Pvt Ltd
8	Façade Consultants	To be appointed
9	HVAC consultants	Vinam Enterprises
10	Traffic circulation consultants	TTEC Consulting Pvt Ltd
11	Project Management consultants	Arch Realty
12	Environmental consultants	Ultratech
13	Landscaping consultants	Site Concepts Pvt. Ltd.
14	Laisoning/Regulatory consultants	SSpaceage Consultants
15	Lighting Consultants	To be appointed
16	Wind Tunnel	RWDI
17	Horticulture consultant	Greenworld
18	Others if any (Jail NOC, CFO NOC, HRC NOC, Tree NOC, Civil Aviation, Solid waste NOC, ECBC Etc.)	Jail: Dhruvin, CFO: Om, HRC: Pristine, Tree: ARS, Aviation: PGN, SWM: Crown, ECBC: KDS

Note: As informed by the developer, they propose to award contracts to multiple agencies/ vendors pertaining to various works for proposed development. However, currently we have received work Order No. 1100005289 dated 25th November, 2020 for amount of INR 305,83,73,024/- issued to Larson & Toubro Limited for Civil and Finishing works (Refer Exhibit K). Further, contracts for additional work would be provided by the developer upon appointment of contractors.

APPROVALS & NOC's

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8. APPROVALS & NOC's

Summary of Approvals and NOC's of subject project as per documents provided by Developer is as follows:

Sr. No.	Authority	Type of Approval	Status of Approval	Approval Reference Number	Date
1	Airport Authority of India (AAI)	NOC for Height Clearance	Obtained	SNCR/WEST/B/111816/182838	09-12-2016
	Airport Authority of India (AAI)	Revalidation of NOC for Height Clearance	Obtained	AAI/RHQ/WR/DoAS/Rev./SNCR/WEST/B/11816/182838/27/96	01-02-2022
2	Municipal corporation of Greater Mumbai (Mumbai Fire Brigade)	Fire NOC	Obtained	CHE/CTY/1577/E/337(NEW)-CFO-4	06-04-2021
3	Municipal corporation of Greater Mumbai	Commencement Certificate	Obtained	CHE/CTY/1577/E/337(NEW)/FC C/5/Amend	28-07-2022
4	Municipal corporation of Greater Mumbai	Amended Approved Plans	Obtained	CHE/City/1577/E/337(new)	21-08-2019
5	Municipal corporation of Greater Mumbai	Amended Plan Approval Letter along with Plan	Obtained	CHE/CTY/1577/E/337(NEW)/337/8/Amend	20-05-2022
6	State Level Environment Impact Assessment Authority (SEIAA), Government of Maharashtra	Environment Clearance	Obtained	EC22B038MH145098	22-2-2022
7	Municipal corporation of Greater Mumbai	Hydraulic Engineer's (HE's) Department	Obtained	HE/001177/2021/E/CTY	27/08/2021
8	Municipal corporation of Greater Mumbai	Solid Waste Management Department	Obtained	008941/2021/E/CTY	20/10/2021
9	Maharashtra Real Estate Regulatory Authority (RERA)	RERA Registration	Obtained	P51900031285	25/05/2022
10	Brihanmumbai Municipal Corporation	NOC from High Rise Committee	Obtained	CHE/HRB-831/DPWS	22/07/2022
11	Municipal corporation of Greater Mumbai	NOC of Standing Advisory Committee for Jail Buffer	Obtained	DYCHE/1578/(B.P)CITY	14/08/2020

8. APPROVALS & NOC's

Summary of Approvals and NOC's of subject project as per documents provided by Developer is as follows:

Sr. No.	Approval	Status/validity of Approval Validity
1	NOC for Height Clearance dated 09-12-2016	Valid for 5 years from date of issue i.e. 08/12/2021. NOC Obtained for the site elevation in Mtrs AMSL as submitted by Applicant is 4.55 M and Permissible Top Elevation in Mtrs above mean Sea Level (AMSL) is 198.94 M (Restricted). As per the proposed Plans, the subject project is proposed for Basement + Ground + 1st to 45 th upper floors with 172.90 M height which is in permissible limit.
	Revalidation of NOC for Height Clearance dated 01-02-2022	NOC is revalidated upto 08-09-2025 (5 Years Initial Validity + 3 years extended validity + 9 months force Majeure)
2	Fire NOC	<p>Validity is not mentioned. Further, No objection certificate was obtained for Fire Protection & Fire Fighting requirements point of view only for proposed construction of High rise Residential building comprising of four wings i.e.</p> <ul style="list-style-type: none"> • Wing-A comprising of basement (-5.55 M) + ground floor for Entrance lobby, utilities + 1st floor for Double heighted Entrance lobby + 2nd to 8th Residential floors + 9th floor part for Residential flats & part common Stilt/Amenity floor + 1st Service floor + 10th to 35th upper residential floors + 2nd Service floor + 36th to 45th upper residential floors with total height of 172.90 M from general ground level up to terrace level • Wing-B comprising of basement (-8.00 M) + ground floor for Entrance lobby, utilities + 1st floor for Double heighted Entrance lobby + 2nd to 8th Residential floors + 9th floor part for Residential flats & part common Stilt/Amenity floor having 1st Service floor + 10th to 35th upper residential floors + 2nd Service floor + 36th to 45th (45th part) upper residential floors with a total height of 172.90 meters from general ground level up to terrace level • Wing-C (Car-parking podium floors) is having ground floor for Car- parking + 1st to 9th podium levels for Car-parking by using 7.50 M wide two-way ramp with total height of + 32.00 meters from general ground level up to top slab of podium level & thereafter in between Wing-A & Wing-B proposed Club house/ Fitness centre building on the top of 9th podium amenity floor area, comprising of 1st upper level + 2nd upper level + 3rd upper level with a total height of 12.15 meters from 9th podium top level up to terrace level of club house/fitness centre building • EWS Wing comprising of a common basement (-5.30 M) for services + ground floor + 1st to 9th upper residential floors with a total height of 29.30 meters from general ground level up to terrace level and Single basement of EWS building & high-rise building is connected with 2.20 meters wide common passage

8. APPROVALS & NOC's

Summary of Approvals and NOC's of subject project as per documents provided by Developer is as follows:

Sr. No.	Approval	Status/validity of Approval Validity
3	Commencement Certificate	Valid for 1 year from date of issue. This C.C. is endorsed as per approved plan dated 20/05/2022 i.e. full C.C. to Wing A and EWS Wing and Wing B up to top of 20 th floor.
4	Amended Approved Plan dated 21 st August, 2019	Total gross Built - up area proposed is 33,330.07 SMT. This plan is approved for <ul style="list-style-type: none"> • Wing A (West Wing) comprising of 1st Basement + Ground + 1st to 9th floor + 1st Service floor + 10th to 35nd floors + 2nd Service floor + 36th to 45th floors • Wing B (East Wing) comprising of 1st Basement + Ground + 1st to 9th floor + 1st Service floor + 10th to 35nd floors + 2nd Service floor + 36th to 44th floors • Parking Wing-C comprising of Basement + Ground + 1st to 9th podium + amenity floor • Proposed EWS Wing comprising of Basement + Ground + 1st to 9th floors
5	Amended Plan Approval Letter along with Plan dated 20 th May, 2022	Valid for 1 year from date of issue. Total gross Built - up area proposed is 24,969.05 SMT. This plan is approved for <ul style="list-style-type: none"> • Wing A (West Wing) comprising of Basement 1 + Ground + 1st floor + 2nd to 32nd floors • Wing B (East Wing) comprising of Basement 1 + Ground + 1st floor + 2nd to 34th floors • Parking Wing-C comprising of Ground + 1st to 9th podium + amenity floor • Proposed temporary structure (sales gallery) counted in FSI with built up area of 1,547.62 SMT. • Proposed EWS Wing comprising of Basement + Ground + 1st to 9th floors Building name 'Jasdan Altezza' is mentioned in the amended plan approval letter instead of name 'Prestige Jasdan Classic'.
6	Environmental Clearance	Environment Clearance is obtained for project having total plot area of 8692.41 SMT and the total proposed built - up area (FSI + Non FSI) indicated is 87,011.35. The environmental clearance accorded shall be valid as per EIA Notification, 2006 and amendments by MoEF time to time.
7	Hydraulic Engineer's (HE's) Department	Validity is not mentioned. Further, Hydraulic Engineer's Department has given No objection to give water supply to the proposed individual Building under reference subject to compliance of conditions mentioned in this letter.
8	Solid Waste Management Department	Valid till 7 th Sept, 2022. To the extent of 4,166 Brass only at designated site at Survey No. 89/2 of Village Davle, Taluka & District Thane
9	RERA Registration certificate	Valid for a period commencing from 15/10/2021 and ending with 31/12/2025

8. APPROVALS & NOC's

Summary of Approvals and NOC's of subject project as per documents provided by Developer is as follows:

Sr. No.	Approval	Status/validity of Approval Validity
10	NOC from High Rise Committee	Validity is not mentioned. Further, Brihanmumbai Municipal Corporation granted approval for High Rise Residential building Wing A and Wing B, Wing A comprising 1 st Basement floor + Ground floor + 1 st to 6 th floor + 7 th (Resi./Refuge) Floor + 8 th floor + 9 th Residential/Amenity + 1 st Service Floor + 10 th to 35 th floor + 2 nd Service Floor + 36 th to 45 th floor of total height 172.90 M from ground level and Wing B Comprising 1 st Basement Floor + Ground Floor + 1 st to 6 th floor + 7 th (Resi./Refuge) Floor + 8 th Floor + 9 th Residential/Amenity + 1 st Service Floor + 10 th to 35 th floor + 2 nd Service Floor + 36 th to 45 th floor (pt) of total height 172.90 M from ground level upto terrace level subject to terms & conditions mentioned in this letter.
11	Standing Advisory Committee for Jail Buffer	Validity is not mentioned. As mentioned in the letter Standing Advisory Committee has agreed upon considering redevelopment for the project consisting of Buildings i.e. Sale Building (Wing A & B), Connecting Podium/Club House and EWS Building subject to the respective conditions/modifications mentioned in the minutes of meeting approved by Hon'ble M.C and approval of Inspector General of Police (Prison). Dy. Chief Engineer has informed Developer to submit amended plans incorporating modifications and occupation permission for proposed building shall not be considered unless the conditions mentioned in the subject letter are implemented on the site.

Note:

As per the copies of Commencement Certificate dated 28th July, 2022, commencement of construction work is further extended for full C.C. to Wing A and EWS Wing and Wing B up to top of 20th floor as per approved plan dated 20/05/2022. We have assumed that the developer would obtain the further approvals for phase-wise commencement work for balance floors. As confirmed by the developer we have considered amended approved plans dated 21/08/2019 issued by Assistant Engineer, MCGM for this LIE study.

As per data and verbal information provided to us, necessary statutory approvals for initiation of construction have been obtained/ availed by the developer. Further, we have assumed that the developer would obtain all remaining approvals/ NOC's in due course of time from concerned authority, as and when required/applicable for completion of the subject project.

AREA VERIFICATION

9

9. AREA VERIFICATION

As per data provided by the Developer, summary showing gross construction area in SFT (COA) including chajja, Construction Built up area in SFT (BUA), Carpet Area in SFT and Saleable Area in SFT of the proposed residential development of “Prestige Jasdan Project” is as follows (Refer Exhibit L):

Type	Towers	Parking	EWS	Total
Nos. of Floors	B + G + 45 (2 Nos. each)	G + 9 Podium	B + G + 9	
Gross construction area in SFT (COA) including Chajja	6,46,336.34	2,98,717.12	34,621.35	9,79,675
Construction Built-up area in SFT (BUA)	5,95,636.00	2,19,480.00	32,465.00	8,09,958
Carpet Area in SFT	3,25,056.00	-	28,378.3	3,53,434
Saleable Area in SFT	5,95,636.00	-	-	-

Note: Construction area of EWS wing is not included in total construction area of 8,09,958 SFT

As per sanctioned plans (amended-Concession) bearing no. CHE/City/1577/E/337(new) dated 21st August, 2019 and as per estimation, details of built - up area of proposed building is tabulated below:

Building Name	FSI Built-up area	Staircase, Lift & Lobby area	Fitness Centre Area	Refuge Area	Service Floor Area	Basement + Ground + 1st floor Area	Gross Built up Area/ Construction Area	Gross Built up Area/ Construction Area
	In SMT	In SMT	In SMT	In SMT	In SMT	In SMT	In SMT	In SFT
Wing A (B + G + 2SF + 45th upper floors)	16295.55	8180.62	54.67	619.38	1195.32*	1284.33*	27629.87	2 97 408
Wing B (B + G + 2SF + 44th upper floors)	16629.81	7741.65	63.11	613.39	1228.58*	1293.91*	27570.45	2 96 768
Wing B (45th Floor)*	434.14	180.15					614.29	6 612
Wing C (Parking)*								2 21 515
EWS Building	2468.00	363.20				331.2*	3162.40	34 040
					Total GBUA			8 56 343

Assumptions:

1. As per the verification of approved plans we have observed that built up area Service floors (2 Nos.) and basement to 1st floor of Wing A & Wing B is not mentioned in the plan. We have assumed basement to 1st floor built up area will be equal to second floor area and service floor area will be equal to gross built up area of upper floors i.e. above 10th floor.
2. Wing B is approved till 44th floor. We have assumed that built up area of 45th floor of Wing B will be equal to 44th floor of Wing B.
3. As per the verification of buildings plans, we have observed that there is typo error in the built up area calculation of Staircase, Lift & Lobby area of Wing B. We have assumed FSI statement summary of Wing B as per the plan.
4. As per the plan, built up area of basement for EWS wing is 331.20 SMT and same is considered.
5. We have estimated gross built up area of Wing C (Parking) as per the plan.

9. AREA VERIFICATION

Comparison of estimated construction area as per details provided by the developer & construction area as per plans is as follows:

Sr. No	Building	Floors	Construction area provided by the Developer	Estimated construction area as per plans
			In SFT	In SFT
1	Wing A	B + G + 2SF + 45 upper floors	5,95,636.00	2,97,407.92
2	Wing B	B + G + 2SF + 45 upper floors		3,03,380.54
3	Wing C - Parking	G + 9 upper floors + Amentiy floor	2,19,480.00	2,21,514.82
4	EWS Building	B + G + 9 upper floors	32,465.00	34,040.07
Total			8,47,581.00	8,56,343.35

Note: The construction area estimated as per the plans (8,56,343.35 SFT) is closed to details provided by the developers. Hence, total estimated construction area provided by the developer (8,47,581 SFT) is considered for this exercise. Any variation from this may adversely affect value reported.

WORK PROGRESS

10

10. WORK PROGRESS

During the time of inspection it was observed that, the construction progress of 'Prestige Jasdan Classic' is as follows;

	Building Name	Wing A & Wing B	Parking Wing - C	EWS Wing
SI.NO	Budget Description	Percentage of Work Completion	Percentage of Work Completion	Percentage of Work Completion
		In %	In %	In %
80.00	Slope Protection	0.02%	0.06%	0.03%
90.00	Ground Improvement	1.59%	4.55%	2.62%
100.00	Structural Works	8.54%	2.90%	47.80%
101.00	Finishes	0.00%	0.00%	2.29%
102.00	Services	0.00%	0.00%	2.09%
103.00	External Development	0.00%	0.00%	0.00%
104.00	Miscellaneous Works	0.34%	0.86%	0.59%
105.00	Consultancy Charges	-	-	-
106.00	Interiors Works	0.00%	-	0.00%
107.00	Club House	0.00%	-	-
108.00	Model Units	0.00%	-	-
109.00	Marketing Office	0.26%	-	-
110.00	Hotels	-	-	-
111.01	Variation In Quantities & Contingencies (+/-3%)	0.14%	0.14%	1.45%
	Total	11.00%	9.00%	57.00%

Note: Above serials nos, is considered as per construction budget summary provided by the developer (Refer Exhibit L)

10. WORK PROGRESS

Description for work progress of said project “Prestige Jasdan Classic” based on site inspection as on 4th October, 2022 is as follows;

Sr. No	Building Name	Type	Work Status as on date of inspection	
			Status	Work progress in % by RBSA
1	Wing A (West Tower)	Sale Building	RCC work up to L10 Level was completed and work of L11 level was in progress. Shuttering, reinforcement work above L11 Level work was in progress. Brickwork on L2 & L6 level was completed. As per information provided on site, total 14% of total work was completed.	11%
2	Wing B (East Tower)	Sale Building	RCC work up to L6 Level was completed and work of L7 level was in progress. Shuttering, reinforcement work above L7 Level work was in progress. As per information provided on site, total 8% of total work was completed.	
3	Parking Wing C	Sale Building	As per information provided on site, total 90% of piling work was completed and 15% foundation work was completed	9%
4	EWS	Inclusive Housing (Shall be handed over to MCGM)	RCC and brickwork of entire floors was completed. External plastering and gypsum work partly completed. Plumbing, tiling and finishing work at various floors was in progress. As per information provided on site, total 69% of total work was completed.	57%
Average Overall Construction Work Progress				25.67%

As per site inspection and our professional analysis the average overall construction progress of subject project ‘Prestige Jasdan Classic’ is estimated at 25.67%.

PROJECT IMPLEMENTATION SCHEDULE

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11. PROJECT IMPLEMENTATION SCHEDULE

As per the data provided by the Developer, Implementation Schedule as on 15th September, 2022 for the proposed under construction project 'Prestige Jasdan Classic' is furnished as follows (Refer Exhibit H);

ID	Task Name	Duration in Days	Baseline Start	Baseline Finish	% Complete	Actual Start	Actual Finish	Start	Finish	Finish Variance in Days
1	Prestige Jasdan Classic - Byculla	1416 days	1/3/2021	31/12/2024	10%	1/3/2021	NA	1/3/2021	14/1/2025	14 days
2	Key Milestones	1402 days	1/3/2021	31/12/2024	0%	1/3/2021	NA	1/3/2021	31/12/2024	0 days
3	Start Milestone	0 days	1/3/2021	1/3/2021	100%	1/3/2021	1/3/2021	1/3/2021	1/3/2021	0 days
4	Handing over of EWS bldg. to Authority	0 days	3/10/2022	03/10/2022	0%	NA	NA	8/1/2023	8/1/2023	96.5 days
5	West Tower Fire NOC readiness	0 days	1/6/2024	1/6/2024	0%	NA	NA	21/07/2024	21/07/2024	49.5 days
6	East Tower Fire NOC readiness	0 days	1/6/2024	01/06/2024	0%	NA	NA	23/09/2024	23/09/2024	114 days
7	East & West Tower OC readiness	0 days	7/9/2024	27/09/2024	0%	NA	NA	19/10/2024	19/10/2024	22 days
8	Handing over of West Tower to Customer	0 days	31/12/2024	31/12/2024	0%	NA	NA	31/12/2024	31/12/2024	0 days
9	Handing over of East Tower to Customer	0 days	31/12/2024	31/12/2024	0%	NA	NA	31/12/2024	31/12/2024	0 days
10	Procurement of Vendors for Sales Tower	694 days	10/2/2022	19/03/2024	11%	13/05/2022	NA	13/05/2022	5/4/2024	17 days
11	MEPF-Services -WT	694 days	10/02/2022	8/10/2023	20%	13/05/2022	NA	13/05/2022	5/4/2024	180 days
133	Finishes -WT	438 days	25/04/2022	19/03/2024	0%	NA	NA	07/01/2023	19/03/2024	0 days
244										
245	EWS Building (B+G+9FLR)	653 days	30/04/2021	1/10/2022	46%	30/04/2021	NA	30/04/2021	11/2/2023	121 days
246	Design Deliverables	522 days	30/04/2021	20/03/2022	98%	30/04/2021	NA	30/04/2021	3/10/2022	197 days
251	Procurement	288 days	19/02/2022	28/08/2022	36%	25/03/2022	NA	25/03/2022	6/1/2023	131 days
470	Construction	592 days	30/06/2021	13/10/2022	38%	30/06/2021	NA	30/06/2021	11/2/2023	121 days
471	RCC works for EWS	402 days	30/06/2021	26/05/2022	100%	30/06/2021	5/8/2022	30/06/2021	05/08/2022	71 days
472	Substructure Works	140 days	30/06/2021	9/10/2021	100%	30/06/2021	16/11/2021	30/06/2021	16/11/2021	38 days
479	Superstructure Works	260 days	9/10/2021	26/05/2022	100%	19/11/2021	5/8/2022	19/11/2021	5/8/2022	71 days
493	Civil Works for EWS	121 days	4/3/2022	22/05/2022	95%	24/05/2022	NA	24/05/2022	21/09/2022	122 days
494	Masonry works	121 days	4/3/2022	22/05/2022	95%	24/05/2022	NA	24/05/2022	21/09/2022	122 days
505	Finishing Works for EWS	249 days	25/04/2022	13/10/2022	25%	1/6/2022	NA	1/6/2022	4/2/2023	114 days
506	Flat Finishing works	223.5 days	15/05/2022	27/09/2022	26%	1/6/2022	NA	1/6/2022	10/1/2023	104.5 days
1003	Common Area Finishing works	241 days	25/04/2022	13/10/2022	22%	9/6/2022	NA	09/06/2022	4/2/2023	114 days
1004	Masonry Works (Lift & Staircase)	101 days	23/05/2022	1/7/2022	97%	9/6/2022	NA	9/6/2022	17/09/2022	78 days
1015	Common Area Finishing works	188 days	10/5/2022	13/10/2022	13%	1/8/2022	NA	1/8/2022	4/2/2023	114 days
1151	Above Terrace works	162 days	3/5/2022	6/10/2022	14%	13/08/2022	NA	13/08/2022	21/01/2023	107 days
1165	Basement Works	81.6 days	25/04/2022	19/07/2022	3%	13/08/2022	NA	13/08/2022	2/11/2022	106 days
1187	Services works in Common Shafts	128 days	2/7/2022	5/10/2022	0%	NA	NA	30/09/2022	4/2/2023	122 days
1188	Fire fighting Riser works (Ground to Terrace)	70 days	2/7/2022	9/9/2022	0%	NA	NA	17/10/2022	26/12/2022	107.5 days
1201	Plumbing Riser works (Ground to Terrace)	91 days	02/07/2022	30/09/2022	0%	NA	NA	30/09/2022	29/12/2022	90 days
1215	Electrical Riser works (Ground to Terrace)	83 days	4/7/2022	24/09/2022	0%	NA	NA	14/11/2022	4/2/2023	133 days
1228	Vertical Transport Installation works	113 days	2/7/2022	5/10/2022	0%	NA	NA	7/10/2022	27/01/2023	114 days
1235	External Elevation works for building	129 days	27/05/2022	19/09/2022	20%	15/07/2022	NA	15/07/2022	20/11/2022	62 days
1250	Infra Works for EWS	49 days	14/07/2022	1/10/2022	0%	NA	NA	25/12/2022	11/2/2023	133 days
1257	Handing Over of EWS	22 days	9/9/2022	3/10/2022	0%	NA	NA	17/12/2022	8/1/2023	96.5 days
1262										

11. PROJECT IMPLEMENTATION SCHEDULE

ID	Task Name	Duration in Days	Baseline Start	Baseline Finish	% Complete	Actual Start	Actual Finish	Start	Finish	Finish Variance in Days
1263	MLCP (7-FLR)	796.6 days	26/12/2021	25/07/2024	5%	14/06/2022	NA	14/06/2022	18/08/2024	23.6 days
1264	Design Deliverables	302 days	26/12/2021	05/11/2022	33%	14/06/2022	NA	14/06/2022	11/4/2023	157 days
1280	Procurement (Except-RCC vendor)	338 days	1/1/2022	19/08/2023	0%	NA	NA	16/09/2022	19/08/2023	0 days
1354	Construction	783.6 days	2/6/2022	25/07/2024	1%	27/06/2022	NA	27/06/2022	18/08/2024	23.6 days
1355	RCC Works for MLCP (Area-1780 Sqm)	366.6 days	02/06/2022	10/5/2023	6%	27/06/2022	NA	27/06/2022	28/06/2023	48.6 days
1356	Substructure works	114.6 days	2/6/2022	22/07/2022	31%	27/06/2022	NA	27/06/2022	19/10/2022	88.6 days
1360	Superstructure	197 days	23/07/2022	16/03/2023	0%	NA	NA	19/10/2022	4/5/2023	48.6 days
1368	Above terrace works (Amenity)	45 days	17/03/2023	30/04/2023	0%	NA	NA	4/5/2023	18/06/2023	48.6 days
1369	Removal of Tower crane & Boom Placer	10 days	01/05/2023	10/5/2023	0%	NA	NA	18/06/2023	28/06/2023	48.6 days
1370	Civil Works for MLCP	133 days	16/10/2022	21/05/2023	0%	NA	NA	01/02/2023	14/06/2023	23.6 days
1402	Services Works in Shafts/Basement/Service Floors	205 days	30/11/2022	23/07/2023	0%	NA	NA	26/02/2023	19/09/2023	57.6 days
1423	Finishing works for MLCP	412.6 days	25/11/2022	9/10/2023	0%	NA	NA	16/09/2022	2/11/2023	23.6 days
1424	Common Area Finishing works	403.6 days	25/11/2022	27/08/2023	0%	NA	NA	16/09/2022	24/10/2023	57.6 days
1552	External Elevation Works	141 days	22/05/2023	9/10/2023	0%	NA	NA	14/06/2023	02/11/2023	23.6 days
1561	Amenity Floors Works-MLCP	290 days	10/10/2023	25/07/2024	0%	NA	NA	2/11/2023	18/08/2024	23.6 days
1563	West Tower (B+G+2SF+4R+45FLR)	1277.5 days	1/3/2021	10/7/2024	8%	1/3/2021	NA	1/3/2021	29/08/2024	49.5 days
1564	Design Deliverables	827 days	1/3/2021	21/09/2022	78%	1/3/2021	NA	1/3/2021	5/6/2023	257 days
1588	Procurement (Except-RCC vendor)	597.3 days	1/4/2022	7/5/2024	0%	NA	NA	18/09/2022	07/05/2024	0 days
1739	Construction	1277.5 days	1/3/2021	10/7/2024	4%	1/3/2021	NA	1/3/2021	29/08/2024	49.5 days
1740	RCC Works for West Tower	1080.5 days	1/3/2021	26/12/2023	58%	1/3/2021	NA	1/3/2021	14/02/2024	49.5 days
1741	Mobilization by RCC vendor	31 days	1/3/2021	31/03/2021	100%	1/3/2021	31/03/2021	1/3/2021	31/03/2021	0 days
1742	Substructure works	150 days	1/4/2021	28/08/2021	100%	1/4/2021	28/08/2021	1/4/2021	28/08/2021	0 days
1749	Plinth CC inspection By Authority	5 days	29/08/2021	02/09/2021	100%	29/08/2021	2/9/2021	29/08/2021	2/9/2021	0 days
1750	Approval for Further CC by Authority	45 days	3/9/2021	17/10/2021	100%	3/9/2021	17/10/2021	3/9/2021	17/10/2021	0 days
1751	Superstructure	774.5 days	18/10/2021	12/10/2023	44%	18/10/2021	NA	18/10/2021	1/12/2023	49.5 days
1800	Above terrace works (LMR & OHT)	45 days	13/10/2023	26/11/2023	0%	NA	NA	1/12/2023	15/01/2024	49.5 days
1801	Removal of Tower crane & Boom Placer	30 days	27/11/2023	26/11/2023	0%	NA	NA	15/01/2024	14/02/2024	49.5 days
1802	Civil Works for West Tower	616.4 days	18/05/2022	23/12/2023	7%	1/7/2022	NA	1/7/2022	08/03/2024	75.4 days
1803	Post Pour works	577.4 days	18/05/2022	14/11/2023	8%	1/7/2022	NA	1/7/2022	29/01/2024	75.4 days
1939	Masonry works	576.4 days	23/07/2022	23/12/2023	4%	10/8/2022	NA	10/8/2022	8/3/2024	75.4 days
1986	Services Works in Shafts/Basement/Service Floors for West Tower	529.8 days	8/6/2022	19/03/2024	0%	NA	NA	25/11/2022	8/5/2024	49.5 days
1987	Plumbing Riser works (Basement to Terrace)	520.8 days	8/6/2022	10/3/2024	0%	NA	NA	25/11/2022	29/04/2024	49.5 days
2001	Electrical Riser works (Basement to Terrace)	335.5 days	10/7/2022	29/02/2024	0%	NA	NA	20/05/2023	19/04/2024	49.5 days
2015	Fire fighting Riser works (Basement to Terrace)	225 days	05/12/2022	12/08/2023	0%	NA	NA	5/6/2023	15/01/2024	156 days
2030	FAPA Riser works (Basement to Terrace)	408.5 days	3/9/2022	23/02/2024	0%	NA	NA	2/3/2023	13/04/2024	49.5 days
2044	Vertical Transport Installation works (2PL+1FL+1FEL+1PodL)	221 days	24/06/2023	19/03/2024	0%	NA	NA	30/09/2023	8/5/2024	49.5 days
2053	Finishing works for West Tower	713.5 days	15/06/2022	10/7/2024	0%	NA	NA	16/09/2022	29/08/2024	49.5 days
2054	Decision for W/F mock up finalisation & Initiation of Masonry & plaster works by L&T	7 days	15/06/2022	21/06/2022	0%	NA	NA	16/09/2022	22/09/2022	93 days

11. PROJECT IMPLEMENTATION SCHEDULE

ID	Task Name	Duration in Days	Baseline Start	Baseline Finish	% Complete	Actual Start	Actual Finish	Start	Finish	Finish Variance in Days
2055	Flat Finishing	639.8 days	22/07/2022	10/3/2024	0%	NA	NA	29/10/2022	29/07/2024	141 days
5268	Common Area Finishing works	473 days	1/1/2023	17/04/2024	0%	NA	NA	17/03/2023	2/7/2024	75.4 days
6534	Entrance Lobby works for West Tower	105 days	26/10/2023	7/2/2024	0%	NA	NA	9/1/2024	23/04/2024	75.4 days
6537	External Elevation Works	303.5 days	13/10/2023	10/7/2024	0%	NA	NA	31/10/2023	29/08/2024	49.5 days
6553										
6554	East Tower (B+G+2SF+4R+45FLR)	1280 days	15/05/2021	16/08/2024	5%	15-07-2021	NA	15/07/2021	14/01/2025	151 days
6555	Design Deliverables	697 days	15/05/2021	21/10/2022	61%	16-07-2021	NA	16/07/2021	12/6/2023	234 days
6579	Procurement (Except-RCC vendor)	600 days	30/05/2022	21/02/2024	0%	NA	NA	2/7/2022	21/02/2024	0 days
6774	Construction	1280 days	31/05/2021	16/08/2024	3%	15-07-2021	NA	15/07/2021	14/01/2025	151 days
6775	RCC Works for East Tower	1066 days	31/05/2021	1/2/2024	44%	01-08-2021	NA	1/8/2021	1/7/2024	151 days
6776	Substructure works	184 days	31/05/2021	19/10/2021	100%	1/8/2021	31-01-2022	1/8/2021	31/01/2022	104 days
6783	Plinth CC inspection By Authority	5 days	20/10/2021	24/10/2021	100%	1/2/2022	5/2/2022	1/2/2022	5/2/2022	104 days
6784	Approval for Further CC by Authority	26 days	25/10/2021	8/12/2021	100%	6/2/2022	3/3/2022	6/2/2022	3/3/2022	85 days
6785	Superstructure	776 days	9/12/2021	18/11/2023	21%	4/3/2022	NA	4/3/2022	17/04/2024	151 days
6834	Above terrace works (LMR & OHT)	45 days	19/11/2023	02/01/2024	0%	NA	NA	18/04/2024	1/6/2024	151 days
6835	Removal of Tower crane & Boom Placer	30 days	3/1/2024	1/2/2024	0%	NA	NA	2/6/2024	01/07/2024	151 days
6836	Civil Works for East Tower	585 days	24/06/2022	29/01/2024	0%	NA	NA	22/11/2022	28/06/2024	151 days
6837	Post Pour works	546 days	24/06/2022	21/12/2023	0%	NA	NA	22/11/2022	20/05/2024	151 days
6973	Masonry works	519 days	29/08/2022	29/01/2024	0%	NA	NA	27/01/2023	28/06/2024	151 days
7020	Services Works in Shafts/Basement/Service Floors	711 days	16/08/2022	25/04/2024	0%	NA	NA	14/10/2022	23/09/2024	151 days
7021	Plumbing Riser works (Basement to Terrace)	702 days	16/08/2022	16/04/2024	0%	NA	NA	14/10/2022	14/09/2024	151 days
7035	Fire fighting Riser works (Basement to Terrace)	270 days	29/03/2023	8/11/2023	0%	NA	NA	23/05/2023	16/02/2024	100 days
7050	Electrical Riser works (Basement to Terrace)	645 days	6/10/2022	6/4/2024	0%	NA	NA	30/11/2022	04/09/2024	151 days
7064	FAPA Riser works (Basement to Terrace)	594 days	20/11/2022	31/03/2024	0%	NA	NA	14/01/2023	29/08/2024	151 days
7078	Vertical Transport Installation works (2PL+1FL+1FEL+1PodL)	368 days	18/09/2023	25/04/2024	0%	NA	NA	22/09/2023	23/09/2024	151 days
7087	Finishing works for East Tower	1280 days	15/07/2021	16/08/2024	0%	15-07-2021	NA	15/07/2021	14/01/2025	151 days
7088	Flat Finishing	1166 days	15/07/2021	1/5/2024	0%	15-07-2021	NA	15/07/2021	22/09/2024	144 days
10302	Common Area Finishing works	473 days	7/2/2023	24/05/2024	0%	NA	NA	8/7/2023	22/10/2024	151 days
11568	Entrance Lobby works for East Tower	105 days	2/12/2023	15/03/2024	0%	NA	NA	1/5/2024	13/08/2024	151 days
11571	External Elevation Works	414 days	19/11/2023	16/08/2024	0%	NA	NA	28/11/2023	14/01/2025	151 days
11588	Infra Works for East and West Towers	754.8 days	1/9/2022	31/12/2024	0%	NA	NA	8/12/2022	31/12/2024	0 days
11589	DG works	89 days	1/2/2024	29/04/2024	0%	NA	NA	1/2/2024	29/04/2024	0 days
11593	Substation work	156 days	1/10/2023	4/3/2024	0%	NA	NA	1/10/2023	4/3/2024	0 days
11597	Fire Tender Route	591.3 days	1/9/2022	1/6/2024	0%	NA	NA	8/12/2022	21/07/2024	49.5 days

11. PROJECT IMPLEMENTATION SCHEDULE

ID	Task Name	Duration in Days	Baseline Start	Baseline Finish	% Complete	Actual Start	Actual Finish	Start	Finish	Finish Variance in Days
11616	STP Works	98 days	12/4/2024	18/07/2024	0%	NA	NA	26/06/2024	02/10/2024	75.4 days
11620	Landscape Works	120 days	17/04/2024	14/08/2024	0%	NA	NA	17/04/2024	14/08/2024	0 days
11623	Electric works for Power connections by Authorities	21 days	5/3/2024	25/03/2024	0%	NA	NA	5/3/2024	25/03/2024	0 days
11624	Meter Installations in Towers	45 days	7/4/2024	21/05/2024	0%	NA	NA	5/9/2024	19/10/2024	151 days
11625	Municipal Water connection by Authority	60 days	22/05/2024	20/07/2024	0%	NA	NA	20/10/2024	18/12/2024	151 days
11626	Entrance Gate	120 days	1/5/2024	28/08/2024	0%	NA	NA	1/5/2024	28/08/2024	0 days
11630	Compound wall works	180 days	1/4/2024	27/09/2024	0%	NA	NA	1/4/2024	27/09/2024	0 days
11631	OC Application to Authority	10 days	30/09/2024	9/10/2024	0%	NA	NA	30/09/2024	9/10/2024	0 days
11632	OC Inspection by Authority	30 days	10/10/2024	8/11/2024	0%	NA	NA	10/10/2024	8/11/2024	0 days
11633	External Pathway- Beautification	60 days	15/08/2024	13/10/2024	0%	NA	NA	15/08/2024	13/10/2024	0 days
11634	OC received from Authority	60 days	14/10/2024	12/12/2024	0%	NA	NA	14/10/2024	12/12/2024	0 days
11635	Final Inspection Before Handover	75 days	18/10/2024	31/12/2024	0%	NA	NA	18/10/2024	31/12/2024	0 days

Note: As per data provided by the developer, project construction work was commenced in March, 2021 and date of completion is scheduled as 31st December, 2025. As per our professional judgement considering the progress at the site observed during our site inspection, the construction work could be completed by December 2025, subject to unhindered construction activity & flow of funds, timely approvals and permissions.

PROJECT COST

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12. PROJECT COST

The estimated project cost for the proposed residential project and cost incurred till September 30, 2022 as per data provided by the Developer and as per CA certificate is tabulated below (Refer Exhibit J for CA Certificate):

Sr. No.	Particulars	Budgeted cost (In INR Crore)	Cost incurred (In INR Crore)
1	Land Cost	468.41	468.41
2	Construction Cost	599.74	117.3
3	Overheads (Selling/Marketing/Admin)	35	35.7
4	Statutory Approvals	204.71	106.63
5	Contingency	40	-
6	Financial Charges	80.7	-
Total		1428.56	728.04

Sources of Finance provided by Developer against above mentioned total project cost is as follows:

Particulars	Budgeted cost (In INR Crore)	Cost incurred (In INR Crore)
Promoter's Contribution	657.14	691.01
Receivables from Customers	1476.74	37.03
Bank Finance	300	-
Total	2433.88	728.04

12. PROJECT COST

Verification of Construction Cost of said project:

As per project cost provided by the developer, construction cost towards proposed buildings is INR 639.74 Crore (including GST @ 18% and escalation over the period of time), divided in two parts i.e. Construction cost of proposed building is INR 599.74 Crore & contingencies is INR 40.00 Crore respectively.

Summary of basic construction cost along with breakup of key components provided by the developer is as follows:

Summary of Construction Budget					
SI.NO	Budget Description	Towers	Parking	EWS	Budgeted Cost in INR
		B + G + 45 (2 Nos. each) (In INR)	G + 9 Podium (In INR)	B + G + 9 (In INR)	
80.00	Slope Protection	8 31 280	3 84 192	44 528	12 60 000
90.00	Ground Improvement	7 03 30 434	5 52 54 184	37 67 287	12 93 51 905
100.00	Structural Works	180 64 78 681	46 33 21 132	7 37 30 131	234 35 29 945
101.00	Finishes	86 76 89 127	5 11 18 153	2 90 40 192	94 78 47 472
102.00	Services	131 56 23 453	7 17 63 239	2 77 81 615	141 51 68 308
103.00	External Development	4 88 04 139	2 25 55 798	26 14 220	7 39 74 156
104.00	Miscellaneous Works	4 14 36 870	89 83 134	10 41 146	5 14 61 150
106.00	Interiors Works	5 04 42 500	-	14 10 000	5 18 52 500
107.00	Club House	8 97 19 181	-	-	8 97 19 181
108.00	Model Units	50 00 000	-	-	50 00 000
109.00	Marketing Office	1 17 50 000	-	-	1 17 50 000
111.01	Variation in Quantities & Contingencies	12 74 97 564	1 99 31 901	41 51 639	15 15 81 104
	Building Wise Cost	443 56 03 228	69 33 11 734	14 35 80 759	527 24 95 721
105.00	Consultancy Charges				10 54 00 000
	Total basic budgeted cost in INR				537 78 95 721

12. PROJECT COST

Verification of Construction Cost of said project:

Table showing construction area of proposed building to be developed along with basis of construction cost provided by the developer, is as follows:

Sr. No.	Particulars	Construction Area	Cost of Construction (A)	GST @ 18% (B)	Total Cost of Construction (C = A + B)	Construction Rate
		(In SFT)	(In INR)	(In INR)	(In INR)	(In INR/SFT)
1	A & B Wing	5,95,636.00	4,43,56,03,228	79,84,08,581	5,23,40,11,809	8,787
2	EWS	32,465.00	14,35,80,759	2,58,44,537	16,94,25,296	5,219
3	Parking	2,19,480.00	69,33,11,734	12,47,96,112	81,81,07,846	3,727
4	Consultancy Charges	-	10,54,00,000	1,89,72,000	12,43,72,000	
	Subtotal..(A)	8,47,581	5,37,78,95,721	96,80,21,230	6,34,59,16,951	
	Miscellaneous...(B)	-	-	-	5,14,83,049	
	Total Amount (A + B)	8,47,581			6,39,74,00,000	7,548

Note: As per above table, cost of construction of subject development is INR 6,34,59,16,951/- (including GST @18%). Further as per CA certificate dated 30.09.2022, total budgeted cost of construction including contingencies is INR 6,39,74,00,000/-. As confirmed by the developer representative, difference of amount in INR 5,14,83,049/- is considered under miscellaneous head.

For said specifications provided by the developer, average construction cost of proposed building works out to INR 7,548/- per SFT on total construction area basis which is worked out based on BOQ (Bill of Quantity) basis.

Based on our internal data base, discussions with the developers/contractors and real estate professionals, cost of construction for proposed specification i.e. premium residential projects would be in the range of INR 6,500/- to INR 8,000/- per SFT on construction area basis. As per our opinion, estimated cost of construction per SFT (i.e. INR 7,548/-) for proposed specification on construction area basis (8,47,581 SFT) provided by the developer are found to be in-line and hence, it's fair and reasonable.

12. PROJECT COST

In addition to the above mentioned construction cost, the developer has envisaged the below mentioned additional cost budgeted to be incurred for the subject project:

Particulars	As per Developer Data
	Total Project cost in INR Crore
Land Cost	468.41
Overheads (Selling/Marketing/Admin)	35
Statutory Approvals	204.71
Financial Charges	80.7
Total	788.82

Note: we have considered the above cost as provided by the developer without any verification, as it's beyond our scope of work.

Based on our analysis and professional judgment, the total budget cost i.e. INR 1,428.56 Crore as estimated by the developer is reasonable and fairly resembles the market.

❖ Construction Cost incurred as on 4th October, 2022:

As per work progress observed during site inspection, estimation of cost incurred till October 4, 2022 is as follows:

Sr. No.	Particulars	Construction Area	Basic Cost of Construction (A)	GST @ 18% (B)	Total Cost of Construction (C = A + B)	Work Progress as on 4.10.2022	Cost Incurred as on 4.10.2022
		(In SFT)	(In INR)	(In INR)	(In INR)	(In %)	(In INR)
1	A & B Wing	5,95,636.00	4,43,56,03,228	79,84,08,581	5,23,40,11,809	11.00%	57,57,41,299
2	EWS	32,465.00	14,35,80,759	2,58,44,537	16,94,25,296	57.00%	9,65,72,419
3	Parking	2,19,480.00	69,33,11,734	12,47,96,112	81,81,07,846	9.00%	7,36,29,706
4	Consultancy Charges		10,54,00,000	1,89,72,000	12,43,72,000	25.67%	3,19,22,147
	Subtotal..(A)	8,47,581	5,37,78,95,721	96,80,21,230	6,34,59,16,951		77,78,65,570
	Miscellaneous...(B)				5,14,83,049	25.67%	1,32,13,983
	Total Amount (A + B) In INR				6,39,74,00,000		79,10,79,553
	Total Amount (A + B) In INR Crore				639.74		79.11

ESTIMATION OF COST INCURRED

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13. ESTIMATION OF COST INCURRED

Comparison table of Project Cost & Incurred Cost as per CA certificate provided by the developer & RBSA estimation is represented as follows:

Sr. No.	Particulars	As per Developer		As per RBSA
		Budgeted cost (In INR Crore)	Cost incurred as on 30 th September, 2022 (In INR Crore)	Cost estimated till 4th October, 2022 (In INR Crore)
1	Land Cost	468.41	468.41	468.41
2	Construction Cost	599.74	117.30	79.11
	Advances to L&T*			38.84
3	Overheads (Selling/Marketing/Admin)	35.00	35.70	35.70
4	Statutory Approvals	204.71	106.63	106.63
5	Contingency	40.00	-	0.00
6	Financial Charges	80.70	-	0.00
Total		1428.56	728.04	728.68

* The cost paid towards Mobilization Advance paid to Larson & Toubro Limited.

Note:

As mentioned above, the total cost incurred towards construction cost as per CA certificate as on 30th September, 2022 is INR 117.30 Crore.

Further, the amount incurred towards construction cost based on work progress at site as on 4th October, 2022 is estimated as INR 79.11 Crore. Further as per information provided by the developer an amount of INR 38.84 Crore is paid towards advanced for Mobilization activity (Refer Exhibit M). We have considered the same without any verification.

Additionally, remaining cost considered for various heads such as Land cost, Overheads (Selling/Marketing/Admin), Statutory Approval and Financial Charges has been considered for this exercise based on data provided by the developer without any verification, as it is beyond our scope of work.

CONCLUSION

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14. CONCLUSION

Lender's Independent Engineer Report – under-construction real estate project known as ‘Prestige Jasdan Classic’ situated on land bearing Cadastral Survey no. 2020 of Byculla Division, near BMC Printing Press, opposite Olympia Tower, Street No. 556, N. M. Joshi Marg, Byculla West, Mumbai – 400 011, Maharashtra, India as on October 04, 2022 is as follows:

- **Approvals & NOC’s:** As per the copies of Commencement Certificate dated 28th July, 2022, commencement of construction work is further extended for full C.C. to Wing A and EWS Wing and Wing B up to top of 20th floor as per approved plan dated 20/05/2022. We have assumed that the developer would obtain the further approvals for phase-wise commencement work for balance floors. As confirmed by the developer we have considered amended approved plans dated 21/08/2019 issued by Assistant Engineer, MCGM for this LIE study.

As per data and verbal information provided to us, necessary statutory approvals for initiation of construction have been obtained/ availed by the developer. Further, we have assumed that the developer would obtain all remaining approvals/ NOC’s in due course of time from concerned authority, as and when required/applicable for completion of the subject project.

- **Contracts:** As informed by the developer, they propose to award contracts to multiple agencies/ vendors pertaining to various works for proposed development. However, currently we have received work Order No. 1100005289 dated 25th November, 2020 for amount of INR 305,83,73,024/- issued to Larson & Toubro Limited for Civil and Finishing works (Refer Exhibit K). Further, contracts for additional work would be provided by the developer upon appointment of contractors.
- **Area Verification:** The construction area estimated as per the plans (8,56,343.35 SFT) is closed to details provided by the developers (8,47,581 SFT) . Hence, total estimated construction area provided by the developer (8,47,581 SFT) is considered for estimating construction cost of project ‘Prestige Jasdan Classic’.
- **Construction Schedule:** As per data provided by the developer, project construction work was commenced in March, 2021 and date of completion is scheduled as 31st December, 2025. As per our professional judgement considering the progress at the site observed during our site inspection, the construction work could be completed by December 2025, subject to unhindered construction activity & flow of funds, timely approvals and permissions.
- **Class of Construction:** we have been provided with BOQ (Bill of Quantity) basis. As per information and technical specification provided to us by Developer, proposed residential project ‘Prestige Jasdan Classic’ will comprise of world class facilities. On compliance to building specifications and the profile of developer, the class of construction of subject project can be rated as good.

14. CONCLUSION



- **Project Cost:** As per CA certificate dated 30.09.2022, total budgeted cost of construction including contingencies is INR 6,39,74,00,000/-. As confirmed by the developer representative, difference of amount in INR 5,14,83,049/- is considered under miscellaneous head. For said specifications provided by the developer, average construction cost of proposed building works out to INR 7,548/- per SFT on total construction area basis which is worked out based on BOQ (Bill of Quantity) basis.

Based on our internal data base, discussions with the developers/contractors and real estate professionals, cost of construction for proposed specification i.e. premium residential projects would be in the range of INR 6,500/- to INR 8,000/- per SFT on construction area basis. As per our opinion, estimated cost of construction per SFT (i.e. INR 7,548/-) for proposed specification on construction area basis (8,47,581 SFT) provided by the developer are found to be in-line and hence, it's fair and reasonable. Based on our analysis and professional judgment, the total budget cost i.e. INR 1,428.56 Crore as estimated by the developer is reasonable and fairly resembles the market.

- **Cost Incurred:** The total cost incurred towards construction cost as per CA certificate as on 30th September, 2022 is INR 117.30 Crore. Further, the amount incurred towards construction cost based on work progress at site as on 4th October, 2022 is estimated as INR 79.11 Crore. Further as per information provided by the developer an amount of INR 38.84 Crore is paid towards advanced for Mobilization activity (Refer Exhibit M). We have considered the same without any verification. Additionally, remaining cost considered for various heads such as Land cost, Overheads (Selling/Marketing/Admin), Statutory Approval and Financial Charges has been considered for this exercise based on data provided by the developer without any verification, as it is beyond our scope of work.

For RBSA Valuation Advisors LLP

For RBSA Valuation Advisors LLP

For RBSA Valuation Advisors LLP

(RVE No. – IBBI/RV-E/05/2019/110)

Sandesh Trivedi

Partner

Reg No.: IBBI/RV/08/2018/10124

Asset Class: Land and Building

Nilesh Gholap

Vice President

Hrushikesh Thange

Asst. Manager – Valuation

EXHIBITS

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15. EXHIBITS

Exhibit A: Copy of registered 'Development agreement' dated 1st October, 2019

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TO: M/s. Prestige Estates Projects Ltd.
 Plot No. 123, Sector 1, Vashi, Dist. Thane, Maharashtra.
 Date: 01/10/2019

Office of the
 Commissioner of Municipal Corporation
 Greater Mumbai
 Office No. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

DEVELOPMENT AGREEMENT

This Development Agreement (Agreement) made and executed at Mumbai on the 1st day of October, 2019.

BETWEEN

JASDAN CONSTRUCTION PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956 and now deemed to be incorporated under the Companies Act, 2013, having its registered office at Re-Interlock House, 7, Hump Street, Fort, Mumbai - 400001 and its corporate office at Marathi House, B1-101, 1st Floor, Opposite Project at Bhandra Park, Off Sakinaka Road, Lower Parel (West), Mumbai - 400013, represented by its Authorized Signatory Mr. Abhishek J. Jadhav, herein referred to as the **Owner** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors, permitted assigns and permitted nominees) of the ONE PART.

AND

PRESTIGE ESTATES PROJECTS LIMITED, a company incorporated under the provisions of the Companies Act, 1956 and now deemed to be incorporated under the Companies Act, 2013 and having its registered office at The Hiran House, No. 1, Main Guard Cross Road, Bhandra Park, represented by its Authorized Signatory Mr. Irfan Raseek, hereinafter referred to as the **Developer** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors, permitted assigns and permitted nominees) of the OTHER PART.

The Owner and the Developer shall hereinafter, wherever the context so requires, be collectively referred to as the **Parties** and individually as the **Party**.

WHEREAS:

A. The Owner hereby represents to the Developer as follows:

(i) By virtue of a registered Deed of Conveyance dated July 7, 2011, the Owner is seized and possessed of and otherwise well and sufficiently entitled to, as the absolute and exclusive owner thereof, and is in the exclusive physical possession, occupation, use and enjoyment of, of that piece and parcel of vacant land or ground situate, lying and being at Bhandra Road (now called N. N. Joshi Marg) without the Part in the Registration Sub-District and Town and Island of Bombay measuring 11,044 square yards or thereabouts i.e. measuring 9,234.22 square meters or thereabouts inclusive of setback area of 541.81 square meters which has been handed over to Municipal Corporation of Greater Mumbai (formerly known as Bombay Municipal Corporation) leaving a balance area of 8,692.41 square meters or thereabouts (Number Property Register Card) and 8,748.48 square meters or thereabouts as per physical survey (hereinafter referred to as the **Plot**) together with structures standing thereon totalling measuring 5,677.78 square meters which includes fourteen (14) gates (hereinafter collectively referred to as **Old Structures**) and registered in the books of the Collector of Land Revenue Bombay under Collector Old Nos. 701 and 202C bearing new nos. 13727, O.S. Nos. 607 and N. S. No. 3428 and Cadastral Survey No. 2100 of Syaula Division and assessed by the Assessor and Collector of Municipal Rates and Taxes of Bombay under E-Ward Nos. 7264, 7265, 7266-67, 7267(1), 7268(1), 7268(2), 7269, 7270, 7271(1-2), 7271(3) and 7271(4) and Street Nos. 556, 556-556BB, 556BC, 556B, 556BB, 556C, 556D, 556E, 556F, 556G, 556H. The Plot and the Old Structures are hereinafter collectively referred to as **Property**.

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DEVELOPMENT AGREEMENT

This Development Agreement (Agreement) made and executed at Mumbai on the 1st day of October, 2019.

BETWEEN

JASDAN CONSTRUCTION PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956 and now deemed to be incorporated under the Companies Act, 2013, having its registered office at Re-Interlock House, 7, Hump Street, Fort, Mumbai - 400001 and its corporate office at Marathi House, B1-101, 1st Floor, Opposite Project at Bhandra Park, Off Sakinaka Road, Lower Parel (West), Mumbai - 400013, represented by its Authorized Signatory Mr. Abhishek J. Jadhav, herein referred to as the **Owner** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors, permitted assigns and permitted nominees) of the ONE PART.

AND

PRESTIGE ESTATES PROJECTS LIMITED, a company incorporated under the provisions of the Companies Act, 1956 and now deemed to be incorporated under the Companies Act, 2013 and having its registered office at The Hiran House, No. 1, Main Guard Cross Road, Bhandra Park, represented by its Authorized Signatory Mr. Irfan Raseek, hereinafter referred to as the **Developer** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors, permitted assigns and permitted nominees) of the OTHER PART.

The Owner and the Developer shall hereinafter, wherever the context so requires, be collectively referred to as the **Parties** and individually as the **Party**.

WHEREAS:

A. The Owner hereby represents to the Developer as follows:

(i) By virtue of a registered Deed of Conveyance dated July 7, 2011, the Owner is seized and possessed of and otherwise well and sufficiently entitled to, as the absolute and exclusive owner thereof, and is in the exclusive physical possession, occupation, use and enjoyment of, of that piece and parcel of vacant land or ground situate, lying and being at Bhandra Road (now called N. N. Joshi Marg) without the Part in the Registration Sub-District and Town and Island of Bombay measuring 11,044 square yards or thereabouts i.e. measuring 9,234.22 square meters or thereabouts inclusive of setback area of 541.81 square meters which has been handed over to Municipal Corporation of Greater Mumbai (formerly known as Bombay Municipal Corporation) leaving a balance area of 8,692.41 square meters or thereabouts (Number Property Register Card) and 8,748.48 square meters or thereabouts as per physical survey (hereinafter referred to as the **Plot**) together with structures standing thereon totalling measuring 5,677.78 square meters which includes fourteen (14) gates (hereinafter collectively referred to as **Old Structures**) and registered in the books of the Collector of Land Revenue Bombay under Collector Old Nos. 701 and 202C bearing new nos. 13727, O.S. Nos. 607 and N. S. No. 3428 and Cadastral Survey No. 2100 of Syaula Division and assessed by the Assessor and Collector of Municipal Rates and Taxes of Bombay under E-Ward Nos. 7264, 7265, 7266-67, 7267(1), 7268(1), 7268(2), 7269, 7270, 7271(1-2), 7271(3) and 7271(4) and Street Nos. 556, 556-556BB, 556BC, 556B, 556BB, 556C, 556D, 556E, 556F, 556G, 556H. The Plot and the Old Structures are hereinafter collectively referred to as **Property**.

15. EXHIBITS

Exhibit A: Copy of registered 'Development agreement' dated 1st October, 2019

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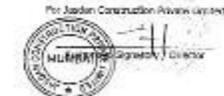
**THE FIRST SCHEDULE ABOVE REFERRED TO
DESCRIPTION OF THE PROPERTY**

ALL THAT piece or parcel of vacant land or ground situate, lying and being at Dalsuke Road (now called N. H. Joshi Marg) without the Fort in the Registration Sub-District and Town and Island of Bombay admeasuring 11,044 square yards or thereabouts i.e. admeasuring 9,234.22 square meters or thereabouts inclusive of setback area of 541.81 square meters which has been handed over to Municipal Corporation of Greater Mumbai ("MCGM") (formerly known as Bombay Municipal Corporation) leaving a net area of 8,692.41 square meters or thereabouts (as per Property Register Card) and 8,716.60 square meters or thereabouts as per physical survey together with structures standing thereon and registered in the books of the Collector of Land Revenue Bombay under Collector Old Nos. 201 and 202C bearing raw no. 13727, O.S. No. 297 and N. S. No. 3428 and Cadastral Survey No. 2020 of Byculla Division, E-Ward and assessed by the Assessor and Collector of Municipal Rates and Taxes of Bombay under E-Ward Nos. 7264, 7265, 7266-67, 7267(1), 7268(1), 7268(2), 7269, 7270, 7271(1-2), 7271(3) and 7271(4) and Street Nos. 556, 556-556BB, 556BC, 556B, 556BB, 556C, 556D, 556E-F, 556G, 556H, and bounded as follows:

On or towards the North: Partly by property of Municipal Corporation and partly by the property of Mahomadsabhai I. Rawjee;
 On or towards the South: By the property of Simplex Mills Ltd.;
 On or towards the East: By N H Joshi Marg (formerly known as Dalsuke Road); and
 On or towards the West: By the property of Lakhmidas Gocaldas Doshi and others.

**THE SECOND SCHEDULE ABOVE REFERRED TO
TITLE DOCUMENTS AND WRITINGS**

Sr. No.	Details of documents	Original	Photocopy
1.	Indenture of Conveyance dated July 7, 2011, duly registered before the Office of the Sub-Registrar of Assurances at Bombay vide no. BBE-3/6075/2011	✓	x
2.	Power of Attorney dated July 7, 2011, duly registered before the Office of the Sub-Registrar of Assurances at Bombay vide no. BBE 3/6076/2011	✓	x
3.	Deed of Transfer dated December 11, 2012, duly registered before the Office of the Sub-Registrar of Assurances at Bombay vide no. BBE 2/6880/2013	✓	x



Registrar / Director



Assistant Registrar / Director

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Annexure "A"

PLAN OF ANNEXURE "A"

PROPERTY BEARING O.S. NO. 2020 OF BYCULLA DIVISION & CONTAINING AN AGGREGATE LAND AREA OF 8692.41 SQ.M. OR THEREABOUTS & SHOWN BOUNDED RED ON THE PLAN





SIGNATURE OF OWNER



SIGNATURE OF REGISTRAR

15. EXHIBITS

Exhibit B: Copy of Index II of registered 'Conveyance Deed' dated 17th August, 2021

सूची क्र.2		दुय्यम निबंधक : सहाय्य नि. मुंबई शहर 3 बस क्रमांक : 10346/2021 नोडेली : Ragn 63m
		
20/08/2021		
वाचनेचा नाव : भायखळा		
(1) विवेकाचा प्रकार	अभिप्रेतारूपपत्र	
(2) नोंदवस्तू	185000000	
(3) बाजारभावाप्रमाणेपत्राच्या बाबत निष्कर्षावर आकारणी केलेली पट्टेदार व मसुदा कराचे)	1109375000	
(4) घु.भापन (गोदाहिरणा व भयखळांक (असाधारण)	<p>1) प्राधिकारी वाचःसुद्धे मालका इतर बर्षाने, एकर माहिती: नि. एच. क्र. 2020 जमीन व बांधकाम अधिनियम 1956 च्या 22 वी, मिटर, मागील रोज वीट वीट मध्ये कमी करामेने क्षेत्रफळ 541.81 चौ. मी. अर्धीन मिळवून पत्रिकेच्या अंतिमीने क्षेत्रफळ 8092.41 चौ. मी. व पोकळी एकरप्रमाणे क्षेत्रफळ 8748.40 चौ. मी. व मसुदा मिळवून हीलार्ड रोज (आतली नाव एच. एच. बोली मारी), मुंबई-400011, भायखळा विभाग येथे स्थित असून हि एकर मिळवून वेस्टीज ईस्टीट प्रोपर्टीज लिमिटेड यांना वसाहत मसुदा केवळकामाने अभिप्रेतारूपीत होऊ आहे व घोषित करण क्र. 10784-2019 मध्ये मसुदा केलेल्या ईकर एकरप्रमाणे मधील इमारतीमध्ये अंतिम बांधकामा विनामसुदा बांधून घ्यावयाचे क्षेत्रफळ 80708.08 चौ. फुट रोज करपेट (अवकाशदक्षेत्र एच.एच.सुद्धे व एच.एच.सुद्धे व क्षेत्रफळ सुद्धा व जमीन मालकाच्या बांधकामाचे क्षेत्रफळ सुद्धा अंतिम प्राधिकारीकृत पत्रिकेच्या अंतिमीने ईस्टीट प्रोपर्टीज लिमिटेड यांना मिळव आहे व त्या वसाहतीस संपूर्ण अंतिमीच्या अभिप्रेतारूपीत करिता जमीन मालका यांना रु. 1,85,00,00,000/- इतका मोकळा निव्वळ आहे. हा बस एच.एच.एच.2021 अंतिमीकरण क्रमांक 371 दिनांक 03/08/2021 बांधकाम अधिनियम 1956 मधील मुद्रांक नं. 1958 मुद्रांक नं. 25 (ए) मध्ये रु. 9,25,00,000/- मुद्रांक शुल्क भरण्यात आले आहे व इतर माहिती वसाहत मसुदा केवळकामाने ((C. T. S. Number : 2020 ;))</p>	
(5) क्षेत्रफळ	1) 8748.40 चौ.मीटर	
(6) असाधारण विना कुडी देण्यात आलेला क्षेत्र.		
(7) वसाहतीचा काल वेळा-माहिती देण्याच्या पत्रिकेच्या नाव किंवा विभागीय न्यायालयाने ठरविलेल्या किंवा अर्थात असाधारण, प्राधिकारीचे नाव व पत्ता.	<p>1): नाव-वसाहत संरक्षक प्राधिकारी लिमिटेड यांचे संस्थापक महेश सुधा बस-61; पत्ता-प्लॉट नं. - 1, माला नं. - इमारतीचे नाव: रश्मिपुला हाऊस, ब्लॉक नं. 7, हुमनाजी स्ट्रीट, रोज नं. पोट नं. 10346, मुंबई. पिन कोड-400001 पिन नं.-AACJ.5564F</p>	
(8) वसाहतीचा काल वेळा-माहिती देण्याच्या पत्रिकेच्या नाव किंवा विभागीय न्यायालयाने ठरविलेल्या किंवा अर्थात असाधारण, प्राधिकारीचे नाव व पत्ता.	<p>1): नाव-वेस्टीज ईस्टीट प्रोपर्टीज लिमिटेड यांचे अभिप्रेतारूपीत करिता वसाहत विभाग मागील मुद्रांक नं. 1958; पत्ता-प्लॉट नं. 1, माला नं. - इमारतीचे नाव: वीट वीट मध्ये कमी करामेने क्षेत्रफळ 541.81 चौ. मी. अर्धीन मिळवून पत्रिकेच्या अंतिमीने क्षेत्रफळ 8092.41 चौ. मी. व पोकळी एकरप्रमाणे क्षेत्रफळ 8748.40 चौ. मी. व मसुदा मिळवून हीलार्ड रोज (आतली नाव एच. एच. बोली मारी), मुंबई-400011, भायखळा विभाग येथे स्थित असून हि एकर मिळवून वेस्टीज ईस्टीट प्रोपर्टीज लिमिटेड यांना वसाहत मसुदा केवळकामाने अभिप्रेतारूपीत होऊ आहे व घोषित करण क्र. 10784-2019 मध्ये मसुदा केलेल्या ईकर एकरप्रमाणे मधील इमारतीमध्ये अंतिम बांधकामा विनामसुदा बांधून घ्यावयाचे क्षेत्रफळ 80708.08 चौ. फुट रोज करपेट (अवकाशदक्षेत्र एच.एच.सुद्धे व एच.एच.सुद्धे व क्षेत्रफळ सुद्धा व जमीन मालकाच्या बांधकामाचे क्षेत्रफळ सुद्धा अंतिम प्राधिकारीकृत पत्रिकेच्या अंतिमीने ईस्टीट प्रोपर्टीज लिमिटेड यांना मिळव आहे व त्या वसाहतीस संपूर्ण अंतिमीच्या अभिप्रेतारूपीत करिता जमीन मालका यांना रु. 1,85,00,00,000/- इतका मोकळा निव्वळ आहे. हा बस एच.एच.एच.2021 अंतिमीकरण क्रमांक 371 दिनांक 03/08/2021 बांधकाम अधिनियम 1956 मधील मुद्रांक नं. 1958 मुद्रांक नं. 25 (ए) मध्ये रु. 9,25,00,000/- मुद्रांक शुल्क भरण्यात आले आहे व इतर माहिती वसाहत मसुदा केवळकामाने ((C. T. S. Number : 2020 ;))</p>	
(9) वसाहतीचा काल वेळा-माहिती देण्याच्या पत्रिकेच्या नाव किंवा विभागीय न्यायालयाने ठरविलेल्या किंवा अर्थात असाधारण, प्राधिकारीचे नाव व पत्ता.	17/08/2021	
(10) घु.भापन नोंदणी देण्याचा दिनांक	18/08/2021	
(11) मसुदा मसुदा, खंड व पत्र	10346/2021	
(12) बाजारभावाप्रमाणेपत्राचे मुद्रांक शुल्क	92500000	
(13) बाजारभावाप्रमाणेपत्राचे नोंदणी शुल्क	30000	
(14) वेप		




http://10.10.246.39/MarathiReports/HTMLreports/HTMLReportSuchiKramank2.aspx 8/20/2021

XEROX TRUE COPY

CHARAN A. SINGH
NOTARY
MUMBAI
Maharashtra
(Govt. of India)

Charan A. Singh

सहाय्य निबंधक,
मुंबई शहर क्र-3

15. EXHIBITS

Exhibit C: Copy of Property Register Card dated 12th July, 2016

7. Record Book Ref. No. Refs.	10. Name of Person in Beneficial Ownership	11. Mode of Acquisition by Present Owner	12. Description of Title
(4)-B (REG. 2014, BUREAU BOMBALA) - (2.413 + 14.811) S (STARTING SURVAYABLE RIGHTS) - (2.193) T (MULADFA THAKRI) - (2.154) (18)-B JASDAN CONSTRUCTION PVT. LTD.		<p>07.14.8.1975 BY DECEASED 'M' IN COL. 10 (WHO BEHEATHED REG. 1/73 SHARE OUT OF HIS 1/3 SHARE TO ANJANABISA & BEHARING 2/3 SHARE OUT OF 1/3 SHARE TO HIS LEGAL HEIRS S.E.FOLLOWING THE EXECUTORSHIP.</p> <p>(7)-'M' IN COL. 10 DEED ON 4-4-2010 LEAVING BEHIND WILL W/ 1217 ONLY 2ND & 3RD CL. 91.2010 JUNE 2010 WHEREBY HE APPOINTED 'P' & 'Q' IN COL. 10 AS THE EXECUTOR & TRUSTEES OF HIS LAST WILL (PROBATE OF THE SAID WILL WAS OBTAINED AS WILLS ARE NOT REQUIRED TO OBTAIN PROBATE OR LETTERS OF ADMINISTRATION AS PER SECTION 315 OF INDIAN SUCCESSION ACT, 1925) VIDE INT. TEL. NO. 021/2011</p> <p>(6)- (DEED NO. 806-2/1004/2012) DEED OF TRANSFER DT. 12-12-2011 (REGD. DT. 12-12-2012) FROM 'P' & 'Q' IN COL. 10 AS THE EXECUTOR & TRUSTEES OF THE WILL OF 'M' IN COL. 10 WHO HAD ALSO SIGNED SURVIVING EXECUTOR OF THE DECEASED 'M' IN COL. 10, FINALLY TRANSFERRED THE 1/3 SHARE OF 'P' IN COL. 10 TO 'M', 'N' & 'R' IN COL. 10 & THEY TRANSFERRED THE SHARE OF 'M' IN COL. 10 TO 'R' IN COL. 10 (2/3RD) & TO 'N', 'Q', 'T' & 'R' IN COL. 10 (RESIDUARY 1/3RD) VIDE INT. TEL. NO. 021/2011</p> <p>(DEED NO. 806-2/1411/2013) DEED OF RECTIFICATION DT. 3-3-2013 MADE BY 'P' & 'M' IN COL. 10 RECTIFIED THAT IN ABOVE DEED NO. 806-2/1004/2012, PAGE NO. 1 TO 124 ACTUALLY PERTAINS TO DEED NO. 4001/2011 VIDE INT. TEL. NO. 024/2013</p> <p>(18)- (DEED NO. 806-2/4004/2011) DEED OF COVENANCE DT. 3-7-2011 (REGD. DT. 3-7-2011) FROM 'M' TO 'N', 'M' TO 'M' & 'M' TO 'M' (4 THINGS C, 4 THINGS D, 4 THINGS E & 'M' AS EXECUTOR & TRUSTEES) IN COL. 10 TO 'M' IN COL. 10 FOR RS. 130 CRORES & 95 LAKHS ONLY VIDE INT. TEL. NO. 025/2011</p>	
13. Original Award from Govt., if any	14. Lease from Public Body or Facility	15. Street Rent, Govt. or Public Body or Facility	16. Interim/Interim Title
Nil	Nil	Nil	<p>(8)- 50/- 7-9-12, 50/- 7-9-12 ASSTT. SUPVT., 10/- 10-9-12 SUPVT. R.C.S. & L.R.</p> <p>(C)- 50/- 7-9-12, 50/- 7-9-12 ASSTT. SUPVT., 10/- 10-9-12 SUPVT. R.C.S. & L.R.</p> <p>(8)- 50/- 7-9-12, 50/- 7-9-12 ASSTT. SUPVT., 10/- 10-9-12 SUPVT. R.C.S. & L.R.</p> <p>(C)- 50/- 7-9-12, 50/- 7-9-12 ASSTT. SUPVT., 10/- 10-9-12 SUPVT. R.C.S. & L.R.</p> <p>(F)- 50/- 7-9-12, 50/- 7-9-12 ASSTT. SUPVT., 10/- 10-9-12 SUPVT. R.C.S. & L.R.</p> <p>(C)- 50/- 7-9-12, 50/- 7-9-12 ASSTT. SUPVT., 10/- 10-9-12 SUPVT. R.C.S. & L.R.</p> <p>(8)- 50/- 7-9-12, 50/- 7-9-12 ASSTT. SUPVT., 10/- 10-9-12 SUPVT. R.C.S. & L.R.</p>
17. Remarks	18. Enclosed		
* AN AREA OF 541.81 SQ.MTRS. (648 SQ.FEET) HAS BEEN TAKEN UP BY THE		Assessment Levied/Used as per 1948 Act, 1974 and vide Col. No. 13	

15. EXHIBITS

Exhibit C: Copy of Property Register Card dated 12th July, 2016

17. Remarks	18. Continued
<p>BOMBAY MUNICIPAL CORPORATION FOR STREET IMPROVEMENT AT THE DATE OF 05.10.1971 PER SB. VIDE. ON 25-7-80 VIDE ASSTT. ENGR. C/O. K. D'S LETTER NO. WCE/70709 OF 22-12-79. SMT. CLAIM RECEIVED REF:- SB/12/AN-26/70 SB/-7-9-77,20/-8-9-77,20/-9-1-75 SBPVT.</p> <p>*[THE ENTIRE C.S. NO. 2020 OF BYCULLA HAS BEEN NOTIFIED UNDER SECTION 126 OF THE MUMBAI REGIONAL AND TOWN PLANNING ACT 1964 VIDE ORDR. IN URBAN DEVELOPMENT DEPARTMENT'S NOTIFICATION NO. TPO-4302/149/ND-5 DATED 1978 PER 1943 FOR B.N.C. FOR MUNICIPAL ROAD REPORT] [REF:-COLLECTOR'S CASE NO. 5/56/AN-1/1167] SB/-10-6-1983</p> <p>X ASSESSMENT FIXED AS PER TAB ACT, 1949 AND VIDE ORDER NO. REV/740/7/92/ BY-614 C.S. NO. 2020 DATED 28-5-79 ISSUED BY THE RESIDENT DEPUTY COLLECTOR MUMBAI CITY. ORDER FILED IN FILE NO. 1/10/1154/BYCULLA DIVISION SB/-</p> <p>Y-THE ABOVE ENTRY DT. 10-6-1983 IN RESPECT OF ACQUISITION VIDE COLLECTOR CASE NO. 3/55/AN-1/1167 HAVE BEEN DELETED AS PER THE ORDER DT. 29-3-1994 PASSED BY THE HON'BLE COURT OF BOMBAY IN WRIT PETITION NO. 244 OF 1984 VIDE NOT. NO. 862/2003 SB/-7-9-13,20/-7-9-13 1/C ASSTT. SMT., SB/-10-9-13 SMT. M.C.C. & L.R.</p>	<p>For first 10 Years (i) 1-8-1971 to 31-7-1981 Rs. 1971.00 P.A. (ii) 1-8-1981 to 31-7-1991 Rs. 4042.50 P.A. (iii) 1-8-1991 to 31-7-2001 Rs. 9445.00 P.A. (iv) 1-8-2001 to 31-7-2011 Rs. 14487.50 P.A.</p> <p>For next 10 Years (v) 1-8-2011 to 31-7-2021 Rs. 19210.00 P.A.</p>
<p>Name of Applicant: JASBAM CONSTRUCTION PVT. LTD. Date of Application: 28/06/2016 Fee recovered: Rs. 44445508.00 Reference of issue: 184207720162 Date of issue: 12 JUL 2016</p>	<p>(Rectangular "[] " Brackets shows entry deleted) Note :- This is a true copy of the extract of C.S. Register which forms part of this office record and the area of the property referred to therein is <u>2652.41</u> Sq. meters. (EIGHT THOUSAND SIX HUNDRED FORTY TWO POINT FORTY ONE SQ. METRS. ONLY)</p> <p><i>[Signature]</i> Superintendent Mumbai City Survey and Land Records</p> 

15. EXHIBITS

Exhibit D: Copy of sanctioned plans (amended-concession) bearing no. CHE/City/1577/E/337(new) dated 21st August, 2019 issued by Assist. Eng. (B.P) City – IV, MCGM

A. S. No.	PROFORM-A Particulars	DCR 1991 Sqm	DCPR 2014	Total Sqm
1	Gross Plot Area			8692.41
	a) Merged Road setback			-
	b) Road Setback			-
	c) Widening Road			-
	d) Area under reservation Railway.			-
	e) Not in possession			1.20
	f) Total			-
2	Net Plot Area			8691.21
	Deduction For			-
	Reservation / Road Area			-
A	a) Road Setback Handled Over			-
	b) Proposed Road to be handed over			-
	c) Reservation to be handed over			-
	For Amenity area			-
B	a) AOS to be handed Over as per 14(A) / 15% RD		5%	434.56
	b) AOS to be handed Over as per 14(B)			-
	c) AOS to be handed Over as per 14(C)			-
	d) AOS to be handed Over as per 15			-
	Total			434.56
3	Total Deduction			434.56
4	Balance Area Of Plot			8256.65
5	Plot Area Under Development			8256.65
6	Permissible Area			
	a. Zonal Basic		1.33	10,981.34
	b. Precious PSI		0.84	6,935.59
	c. TDR		0.83	6,853.02
	d. Over and above Land PSI 2 A			-
	e. Over and above Land PSI 2 B			-
	f. PPL PSI			-
7	Permissible Built up area			24,769.95
8	Proposed Built-up Area	5,655.10	19,033.84	24,688.94
9	AREA FOR TEMPORARY STRUCTURE			-
10	Purely Residential Built-up Area	5,655.10	19,033.84	24,688.94
11	Commercial Built-up Area			-
12	Total Built-up area proposed	5,655.10	19,033.84	24,688.94
13	PSI Consumed on Net Building (25/9)			2.99
14	DETAILS OF FUNGIBLE BUILT UP AREA			
	Fungible Built-up Area Component Permissible Vide DCR 31(3) for Purely Residential		8,641.13	8,641.13
14a	Fungible Built-up Area Component Proposed Vide DCR 31(3) for Purely Residential		8,641.13	8,641.13
14	Fungible Built-up Area Component Proposed Vide DCR 31(3) for Purely Residential		8,641.13	8,641.13
15	Fungible Built-up Area Component Proposed Vide DCR 31(3) for Purely Commercial		-	-
16	Total Proposed Fungible Built-up Area Vide DCR 31(3)		8,641.13	8,641.13
17	Total Gross Built up Area Permissible			33,439.43
18	Total Gross Built up Area Proposed (12 + 16)	5,655.10		33,330.07
C	TENEMENT STATEMENT			
1	PROPOSED AREA			33,330.07
2	DEDUCT NON-RESL AREA			-
3	AREA AVAILABLE FOR TENEMENTS			-
4	TENEMENT PERM. (600/HECTARE)[(450/HECTARE FOR 1 PSI)]			1,499.85
5	TENEMENTS PROPOSED			296
6	TENEMENTS EXISTING			-
7	TOTAL TENEMENT			-
D	PARKING STATEMENT			
	PARK REQD. BY RULE			-
1	a. [Max. PARK REQD. BY RULE (Considering 5% Visitor)]			411
	b. [Max. Parking Permissible (Considering 5% Visitor)]			620
2	COVERED GARAGES PROPOSED			-
3	TOTAL PARK PROVIDED			611
E	TRANSPORT VEHICLES PARKING			

PROFORMA -A		01/15
CONTENTS OF SHEET		
BLOCK PLAN, LOCATION PLAN, PLOT AREA, SET BACK AREA, R.G. AREA DIAGRAM & AREA CALCULATION, PARKING AREA STATEMENT, GROUND FLOOR PLAN, AREA SUMMARY STATEMENT		
STAMP OF DATE OF APPROVAL OF PLAN		
DRAFT PLAN FOR APPROVAL		
Pravin Vishnu Thorat		
S.F.B.P. (CITY-VI)	A.F.B.P. (CITY-IV)	E.F.B.P. (CITY-II)

PROFORMA -B			
CERTIFICATE OF AREA			
Certified That The Plot Under Reference Is Got Surveyed Through Surveying Agency To Ascertain The Correctness Of The Area Mentioned In The Property Card The Said Survey Has Been Carried Out On The Basis Of The Boundaries Of The Property Shown By The Owners. The Said Area As Per Survey Now Works Out To 9992.41 Sq.mts.			
SIGNATURE OF LICENSED SURVEYOR (L)			
DESCRIPTION OF PROPOSAL & PROPERTY			
PROPOSED BUILDING ON LAND BEARING C.S. NO.2020 OF BYCULIA DIVISION IN 'E' WARD.			
NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	-	-	Priyanka
	SCALE	DATE	CHECKED BY
	1:100	-	-
REVISIONS	DESCRIPTION :		
R.O			
NAME & ADDRESS OF DESIGN ARCHITECT			
 Turf Estate 9&10, Off Dr. E. Moses Road, Shakti Mill Compound Lane, Mahalakshmi (w), Mumbai-400011. Tel. - 4053005 / 40 / 62.			
NAME OF THE OWNER			SIGNATURE
JASDAN CONSTRUCTION Pvt. Ltd.			SHARAT DEVNATH MONAY A
NAME & ADDRESS OF LICENSED SURVEYOR (L.S.)			SIGNATURE
 B-106, Natraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai - 400 080			SHASHI KANT LAXMAN JADHAV

15. EXHIBITS

Exhibit D: Copy of sanctioned plans (amended-concession) bearing no. CHE/City/1577/E/337(new) dated 21st August, 2019 issued by Assist. Eng. (B.P) City – IV, MCGM



The image displays a set of sanctioned architectural plans for a project. The plans include:

- Floor Area Diagrams:** Two diagrams showing the layout of the building with floor area calculations. One is labeled 'FLOOR AREA DIAGRAM SCALE 1:500' and the other 'LINE AREA DIAGRAM FOR R.G.-2 SCALE 1:200'.
- Line Area Diagrams:** Two diagrams showing the layout of the building with line area calculations. One is labeled 'LINE AREA DIAGRAM FOR R.G.-1 SCALE 1:200' and the other 'AMENITY LINE AREA DIAGRAM SCALE 1:500'.
- Block Plan:** A plan showing the building's location within a larger site, labeled 'BLOCK PLAN SCALE 1:500'.
- Tables:** Several tables providing detailed area calculations and specifications, including 'TOTAL FLOOR AREA', 'TOTAL LINE AREA', and 'TOTAL AMENITY AREA'.
- Forms:** Two official forms from the Municipal Corporation of Greater Mumbai (MCGM). Form 'PROFORMA - A' is titled 'CONTENTS OF SHEET' and 'STAMP OF DATE OF APPROVAL OF PLAN'. Form 'PROFORMA - B' is titled 'CERTIFICATE OF AREA' and 'STAMP OF DATE OF RECEIPT OF PLAN'.

15. EXHIBITS

Exhibit D: Copy of sanctioned plans (amended-concession) bearing no. CHE/City/1577/E/337(new) dated 21st August, 2019 issued by Assist. Eng. (B.P) City – IV, MCGM



15. EXHIBITS

Exhibit D: Copy of sanctioned plans (amended-concession) bearing no. CHE/City/1577/E/337(new) dated 21st August, 2019 issued by Assist. Eng. (B.P) City – IV, MCGM



15. EXHIBITS

Exhibit E: MahaRERA Registration Certificate bearing no. P51900031285 dated 25th May, 2022



Maharashtra Real Estate Regulatory Authority
REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51900031285
Project: **PRESTIGE JASDAN CLASSIC, Plot Bearing / CTS / Survey / Final Plot No.: CADASTRAL SURVEY NO 2020 OF BYCULLA DIVISION at Mumbai City, Mumbai City, Mumbai City, 400011;**

- Prestige Estates Projects Limited** having its registered office / principal place of business at *Tehsil: Mumbai City, District: Mumbai City, Pin: 400051.*
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5:
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **15/10/2021** and ending with **31/12/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabh
(Secretary, MahaRERA)
Date:25-05-2022 17:47:16

Dated: **15/10/2021**
Place: **Mumbai**

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

15. EXHIBITS

Exhibit F: Copy of amended plan approval letter along with plans bearing no. CHE/CTY/1577/E/337(NEW)/337/8/Amend dated 20th May, 2022 issued by Executive. Engineer, Building Proposal City-II, MCGM


MUNICIPAL CORPORATION OF GREATER MUMBAI
Amended Plan Approval Letter

File No. CHE/CTY/1577/E/337(NEW)/337/8/Amend dated 20.05.2022

To, SHASHIKANT LAXMAN JADHAV B-106, NATRAJ BLDG., MULUND (W)	CC (Owner), PRESTIGE ESTATES PROJECTS LIMITED The Capital, B - Wing, 10th Floor, Unit 1001C, BKC, G-Block, Mumbai - 400 051
--	---

Subject : Jasdan Ahazza.

Reference : Online submission of plans dated 05.05.2022

Dear Applicant/ Owner/ Developer,
There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

- 1) That all the conditions of IOD under even no. CHE/CTY/1577/E/337(New) dated 22.12.2017 and amended plan approval letters dated 16.03.2020 and 10.08.2021 shall be complied with
- 2) That the revised structural design/calculations/details/drawings shall be submitted before
- 3) That payments towards following shall be made before asking for C.C. a) Scrutiny Fees , b) IOD Deposit, c) Development Charges, d) Additional Development Ceas, f) Labour Welfare Ceas, g) Extra Water / Sewerage Charges
- 4) That the final N.O.C. from C.P.O. shall be submitted before asking for Occupation permission
- 5) That the fresh tax Clearance certificate from A.A. & C. 'E' Ward shall be submitted before asking for further CC
- 6) That the Revised NOC of Standing Advisory Committee for Jail Buffer shall be submitted before asking for further CC
- 7) That the C.C. shall be got endorsed as per the amended plan.
- 8) That the work shall be carried out strictly as per approved plan
- 9) That the revised HE NOC shall be submitted before asking for further C.C.
- 10) That the revised MeEP NOC shall be submitted before asking C.C. beyond built-up area already approved by MOEP
- 11) That the supervision certificate shall be submitted periodically from the L.S. Engineer Structural Engineer / Supervisor or Architect as the case may be as per D.C.Reg.5(3)(x) regarding satisfactory construction on site
- 12) That all the conditions stipulated in the order of Hon. Supreme Court of India dated 15.03.2018 in the Dumping Ground Case shall be complied with.
- 13) That adequate safeguards be employed in consultation with SWM Dept. of MCGM for preventing dispersal of particles through air and construction debris generated shall be deposited in specific sites inspected and approved by MCGM.
- 14) That the debris shall be managed in accordance with the provisions of Construction and Demolition Waste Management Rules 2016.
- 15) That the N.O.C. from M & E dept. shall be submitted for adequate light & ventilation of basement before asking further C.C.
- 16) That the ownership of open to sky swimming pool structure and other appurtenant users shall vest, by provision in a deed of conveyance, in all the owner on account of whose cumulative holdings the recreation open space is required to be kept as recreational open space.
- 17) That the proposal for construction of open to sky swimming pool structure of club house is without any profit motive and shall be meant for the beneficial use of the owner/owners/members of such Society/Societies/Federation of Societies the condition to that effect shall be incorporated in sale agreement

Page 1 of 2

- 18) That the open to sky swimming pool shall not be used for any other purpose except recreation activities for which a security deposit shall be paid as per policy
- 19) That the Registered Undertaking stating that swimming pool shall have re-circulation and filtration equipment provided for water purification shall be submitted before further C.C.
- 20) That the elevations features shall not be misused and Registered Undertaking to that effect shall be submitted before asking Further C.C.
- 21) A set of plan duly stamped and signed in token of approval is forwarded herewith: Acc : Plan
- 22) That the NOC from HRC will be insisted before asking further C.C.
- 23) That the temporary structure shall be shifted within building once constructed and ACS shall be handed over not later than two years in any case.


Name : Dinesh Shiram Nank
Designation : Executive
Engineer
Organization : Municipal
Corporation Greater Mumbai
Date : 20-May-2022 13:18:35

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai
Executive Engineer - Building Proposal
City

Copy to:

- 1) Assistant Commissioner, E Ward
- 2) A.E.W.W., E Ward
- 3) D.O. E Ward

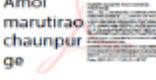
- Forwarded for information please.

Page 2 of 2

15. EXHIBITS

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A.	PROFORM-A	DCR 1991	DCPR 2034	Total
S. No.	Particulars	Sqms		Sqms
1	Gross Flat Area			8,692.41
	a) Merged Road setback			-
	b) Road Setback			-
	c) Widening Road			-
	d) Area under reservation Railway			-
	e) Not in possession			1.20
	f) Total			-
	Net Plot Area			8,691.21
2	Deduction For			
	Reservation / Road Area			-
A	a) Road Setback Handed Over			-
	b) Proposed Road to be handed over			-
	c) Reservation to be handed over			-
	For Amenity area			-
B	a) AOS to be handed Over as per 14(A) / 15% BG		5%	434.56
	b) AOS to be handed Over as per 14(B)			-
	c) AOS to be handed Over as per 14(C)			-
	d) AOS to be handed Over as per 35			-
	Total			434.56
3	Total Deduction			434.56
4	Balance Area Of Plot			8,256.65
5	Plot Area Under Development			8,256.65
6	Permissible Area			
	a) Zonal Basic	1.33		10,981.34
	b) Premium FSI	0.84		6,935.59
	c) TDR AMENITY SPACE (2.50 X 335.35)	2.50		838.38
	d) Over and above Land FSI 2 A			-
	e) Over and above Land FSI 2 B			-
	f) FPL FSI			-
7	Permissible Built up area			18,755.30
8	Proposed Built-up Area			17,349.21
10	Purely Residential Built-up Area	5,655.10	11,694.11	17,349.21
11	Commercial Built-up Area	-	-	-
12	Total Built-up area proposed	5,655.10	11,694.11	17,349.21
13	FSI Consumed on Net Holding (25/9)			2.10
B.	DETAILS OF FUNGIBLE BUILT UP AREA			
14a	Fungible Built-up Area Component Permissible Vide DCR 31(3) for Purely Residential	-	6,270.93	6,270.93
14	Fungible Built-up Area Component Proposed Vide DCR 31(3) for Purely Residential	-	6,072.22	6,072.22
15	Fungible Built-up Area Component Proposed Vide DCR 31(3) for Purely Commercial	-	-	-
16	Total Proposed Fungible Built-up Area Vide DCR 31(3)	-	6,072.22	6,072.22
17	Total Gross Built-up Area Permissible	-	-	25,028.23
18	Add: Sales Office Area (Temporary Structure)	-	1,547.62	1,547.62
19	Total Gross Built-up Area Proposed (12 + 16 + 18)	5,655.10	19,313.95	24,969.05
C	TENEMENT STATEMENT			
1	PROPOSED AREA			24,969.05
2	DEDUCT NON-RES. AREA			-
3	AREA AVAILABLE FOR TENEMENTS			-
4	TENEMENT PERM. (600/HECTARE)(450/HECTARE FOR 1 FSI)			1,123.61
5	TENEMENTS PROPOSED			165
6	TENEMENTS EXISTING			-
7	TOTAL TENEMENT			-
D	PARKING STATEMENT			
	PARK REQD. BY RULE			-
1	a. Min. PARK REQD. BY RULE (Considering 5% Visitor)			-
	b. Max. Parking Permissible (Considering 5% Visitor)			471
2	COVERED GARAGES PROPOSED			-
3	TOTAL PARK PROVIDED			540
E	TRANSPORT VEHICLES PARKING			

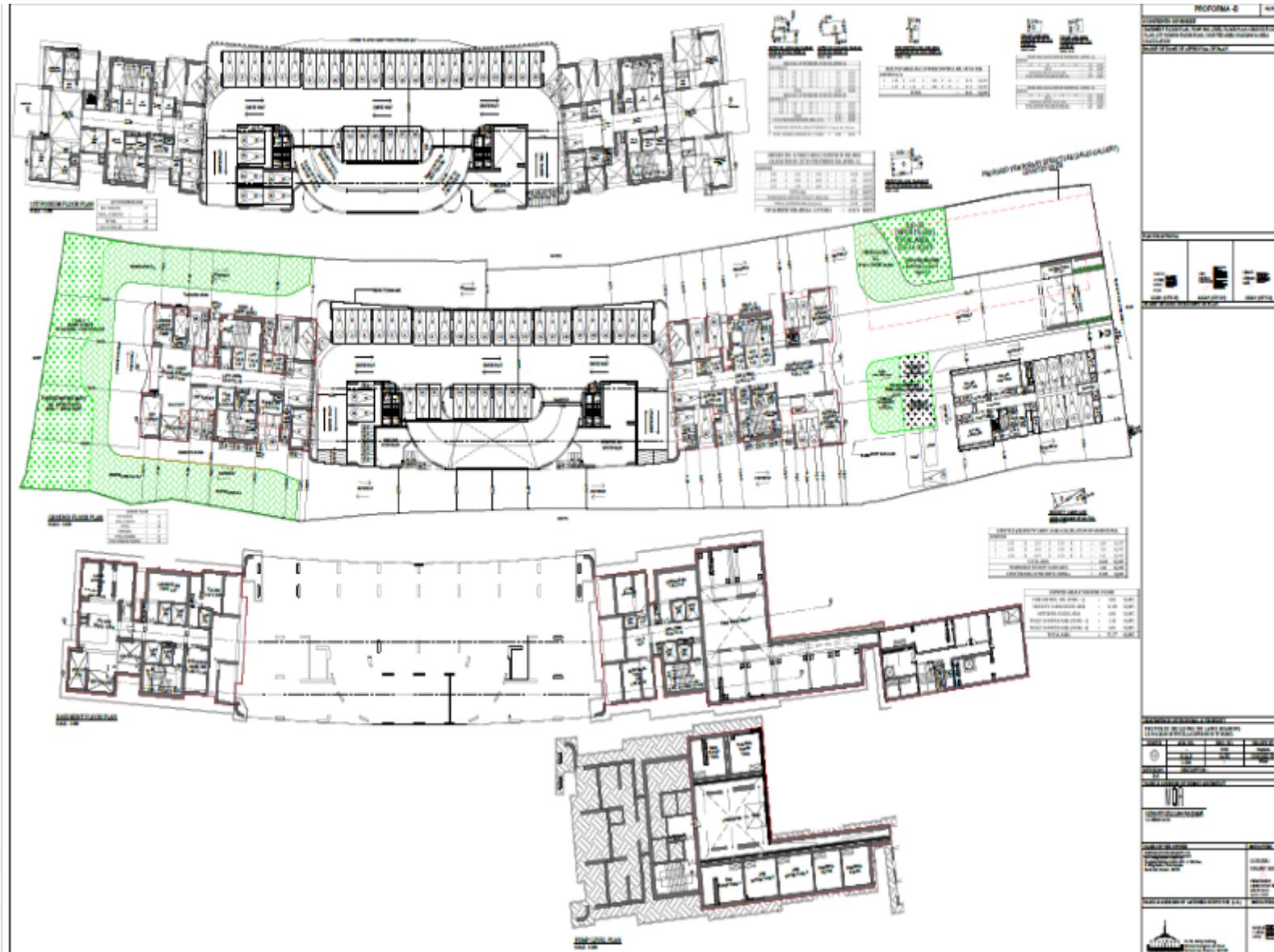
PLAN FOR APPROVAL		
 S.E.B.P. (CITY-VI)	 A.E.B.P. (CITY-IV)	 E.E.B.P. (CITY-II)

BUILT UP AREA SUMMARY (WING - A)		
FLOOR	BUILT UP AREA	STAIRCASE, LIFT & LOBBY AREA
1st BASEMENT FLOOR	-	-
GROUND FLOOR (TOILET AREA, FIRE CONTROL RM & EXCESS SECURITY CABIN)	26.22	-
1ST FLOOR	-	-
2nd (RES.) FLOOR	23486	196.79
3rd (RES.) FLOOR	23486	196.79
4th (RES.) FLOOR	23486	196.79
5th (RES.) FLOOR	23486	196.79
6th (RES.) FLOOR	23486	196.79
7th (RES.-REFUGE) FLOOR	23487	195.49
8th (RES.) FLOOR	23486	196.79
9th (RES.-AMENITY) FLOOR	23464	196.80
1ST SERVICE FLOOR	-	-
10th FLOOR	411.47	176.76
11th FLOOR	411.47	176.76
12th FLOOR	411.47	176.76
13th FLOOR	411.47	176.76
14th (REFUGE) FLOOR	295.37	176.76
15th FLOOR	411.47	176.76
16th FLOOR	411.47	176.76
17th FLOOR	411.47	176.76
18th FLOOR	411.47	176.76
19th FLOOR	411.47	176.76
20th FLOOR	411.47	176.76
21st (REFUGE) FLOOR	295.27	173.62
22nd FLOOR	411.54	173.62
23rd FLOOR	411.54	173.62
24th FLOOR	411.54	173.62
25th FLOOR	411.54	173.62
26th FLOOR	411.54	173.62
27th FLOOR	411.54	173.62
28th (REFUGE) FLOOR	337.50	173.62
29th FLOOR	411.54	173.62
30th FLOOR	411.54	173.62
31st FLOOR	411.54	173.62
32nd FLOOR	234.29	173.62
TOTAL WITH FUNGIBLE AREA	18886.16	3660.83
TOTAL WITHOUT FUNGIBLE AREA	8863.82	-

BUILT UP AREA SUMMARY (WING - B)		
FLOOR	BUILT UP AREA	STAIRCASE, LIFT & LOBBY AREA
1st BASEMENT FLOOR	-	-
GROUND (TOILET AREA) FLOOR	645	-
1ST FLOOR	-	-
2nd (RES.) FLOOR	262.70	191.77
3rd (RES.) FLOOR	262.70	191.77
4th (RES.) FLOOR	262.70	191.77
5th (RES.) FLOOR	262.70	191.77
6th (RES.) FLOOR	262.70	191.77
7th (RES.-REFUGE) FLOOR	167.73	191.77
8th (RES.) FLOOR	262.70	191.77
9th (RES.-AMENITY) FLOOR	262.15	191.75
1ST SERVICE FLOOR	-	-
10th FLOOR	430.35	171.30
11th FLOOR	430.35	171.30
12th FLOOR	430.35	171.30
13th FLOOR	430.35	171.30
14th (REFUGE) FLOOR	313.80	171.30
15th FLOOR	430.35	171.30
16th FLOOR	430.35	171.30
17th FLOOR	430.35	171.30
18th FLOOR	430.35	171.30
19th FLOOR	430.35	171.30
20th FLOOR	430.35	171.30
21st (REFUGE) FLOOR	313.80	168.76
22nd FLOOR	430.36	168.76
23rd FLOOR	430.36	168.76
24th FLOOR	430.36	168.76
25th FLOOR	430.36	168.76
26th FLOOR	430.36	168.76
27th FLOOR	430.36	168.76
28th (REFUGE) FLOOR	313.80	168.76
29th FLOOR	430.36	168.76
30th FLOOR	430.36	168.76
31st FLOOR	430.36	168.76
32nd FLOOR	430.36	168.76
33rd FLOOR	430.36	168.76
34th FLOOR	430.36	168.80
TOTAL WITH FUNGIBLE AREA	12420.41	3782.01
TOTAL WITHOUT FUNGIBLE AREA	9208.30	-

15. EXHIBITS

Exhibit F: Copy of amended plan approval letter along with plans bearing no. CHE/CTY/1577/E/337(NEW)/337/8/Amend dated 20th May, 2022 issued by Executive. Engineer, Building Proposal City-II, MCGM



15. EXHIBITS

Exhibit F: Copy of amended plan approval letter along with plans bearing no. CHE/CTY/1577/E/337(NEW)/337/8/Amend dated 20th May, 2022 issued by Executive. Engineer, Building Proposal City-II, MCGM



15. EXHIBITS

Exhibit G: Copy of Commencement Certificate bearing no. CHE/CTY/1577/E/337(NEW)/FCC/5/Amend issued by MCGM dated 28th July, 2022

<p style="text-align: center;">C - 3</p> <p style="text-align: center;">MUNICIPAL CORPORATION OF GREATER MUMBAI</p> <p style="text-align: center;">FORM 'A' MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 No CHE/CTY/1577/E/337(NEW)/FCC/5/Amend</p> <p style="text-align: center;">COMMENCEMENT CERTIFICATE</p> <p>To, M/s. Prestige Estates Projects Ltd. The Capital, Unit No. 1001 - C, 10th Floor, B - Wing, Bandra - Kurla Complex, Bandra East, Mumbai - 400 051</p> <p>Sir,</p> <p>With reference to your application No. CHECTY/1577/E/337(NEW)/FCC/5/Amend Dated. 01 Feb 2018 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 01 Feb 2018 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. 2020 Division / Village / Town Planning Scheme No. 2035 situated at N.M. Joshi Marg Road / Street in E Ward Ward .</p> <p>The Commencement Certificate / Building Permit is granted on the following conditions:-</p> <ol style="list-style-type: none">1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.4. This permission does not entitle you to develop land which does not vest in you.5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-<ol style="list-style-type: none">a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him. <p>The Municipal Commissioner has appointed Shri. Asst.Eng.(BP)City IV E Ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.</p> <p>This CC is valid upto 5/11/2019</p>	<p>Issue On : 28 Jul 2022 Valid Upto : 28 Dec 2022</p> <p>Application Number : CHE/CTY/1577/E/337(NEW)/FCC/5/Amend</p> <p>Remark :</p> <p>This CC is endorsed as per approved plan dtd. 20.05.2022 i.e full C.C. to Wing A and EWS Wing and Wing B up to top of 20th floor</p> <p style="text-align: center;"></p> <p style="text-align: center;">For and on behalf of Local Authority Municipal Corporation of Greater Mumbai Assistant Engineer . Building Proposal City E Ward Ward</p> <p>Cc to : 1. Architect. 2. Collector Mumbai Suburban /Mumbai District.</p> <p style="text-align: right;">Page 4 of 4 On 28-Jul-2022</p>
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15. EXHIBITS

Exhibit H: Construction Schedule for subject project

ID	Task Name	Duration	Baseline Start	Baseline Finish	% Complete	Actual Start	Actual Finish	Start	Finish	Finish Variance	20
1	Prestige Jasdan Classic- Byculla	1416 days	01-03-2021	31-12-2022	10%	01-03-2021	NA	01-03-2021	14-01-2025	14 days	H2
2	Key Milestones	1402 days	01-03-2021	31-12-2024	0%	01-03-2021	NA	01-03-2021	31-12-2024	0 days	
3	Start Milestone	0 days	01-03-2021	01-03-2021	100%	01-03-2021	01-03-2021	01-03-2021	01-03-2021	0 days	
4	Handing over of EWS bldg. to Authority	0 days	03-10-2022	03-10-2022	0%	NA	NA	08-01-2023	08-01-2023	96.5 days	
5	West Tower Fire NOC readiness	0 days	01-06-2024	01-06-2024	0%	NA	NA	21-07-2024	21-07-2024	49.5 days	
6	East Tower Fire NOC readiness	0 days	01-06-2024	01-06-2024	0%	NA	NA	23-09-2024	23-09-2024	114 days	
7	East & West Tower OC readiness	0 days	27-09-2024	27-09-2024	0%	NA	NA	19-10-2024	19-10-2024	22 days	
8	Handing over of West Tower to Customer	0 days	31-12-2024	31-12-2024	0%	NA	NA	31-12-2024	31-12-2024	0 days	
9	Handing over of East Tower to Customer	0 days	31-12-2024	31-12-2024	0%	NA	NA	31-12-2024	31-12-2024	0 days	
10	Procurement of Vendors for Sales Tower	694 days	10-02-2022	19-03-2024	11%	13-05-2022	NA	13-05-2022	05-04-2024	17 days	
11	MEPF-Services -WT	694 days	10-02-2022	08-10-2023	20%	13-05-2022	NA	13-05-2022	05-04-2024	180 days	
133	Finishes -WT	438 days	25-04-2022	19-03-2024	0%	NA	NA	07-01-2023	19-03-2024	0 days	
244											
245	EWS Building (B+G+9FLR)	653 days	30-04-2021	13-10-2022	46%	30-04-2021	NA	30-04-2021	11-02-2023	121 days	
246	Design Deliverables	522 days	30-04-2021	20-03-2022	98%	30-04-2021	NA	30-04-2021	03-10-2022	197 days	
251	Procurement	288 days	19-02-2022	28-08-2022	36%	25-03-2022	NA	25-03-2022	06-01-2023	131 days	
470	Construction	592 days	30-06-2021	13-10-2022	38%	30-06-2021	NA	30-06-2021	11-02-2023	121 days	
471	RCC works for EWS	402 days	30-06-2021	26-05-2022	100%	30-06-2021	05-08-2022	30-06-2021	05-08-2022	71 days	
472	Substructure Works	140 days	30-06-2021	09-10-2021	100%	30-06-2021	16-11-2021	30-06-2021	16-11-2021	38 days	
479	Superstructure Works	260 days	09-10-2021	26-05-2022	100%	19-11-2021	05-08-2022	19-11-2021	05-08-2022	71 days	
493	Civil Works for EWS	121 days	04-03-2022	22-05-2022	95%	24-05-2022	NA	24-05-2022	21-09-2022	122 days	
494	Masonry works	121 days	04-03-2022	22-05-2022	95%	24-05-2022	NA	24-05-2022	21-09-2022	122 days	
505	Finishing Works for EWS	249 days	25-04-2022	13-10-2022	25%	01-06-2022	NA	01-06-2022	04-02-2023	114 days	
506	Flat Finishing works	223.5 days	15-05-2022	27-09-2022	26%	01-06-2022	NA	01-06-2022	10-01-2023	104.5 days	
1003	Common Area Finishing works	241 days	25-04-2022	13-10-2022	22%	09-06-2022	NA	09-06-2022	04-02-2023	114 days	
1004	Masonry Works (Lift & Staircase)	101 days	23-05-2022	01-07-2022	97%	09-06-2022	NA	09-06-2022	17-09-2022	78 days	
1015	Common Area Finishing works	188 days	10-05-2022	13-10-2022	13%	01-08-2022	NA	01-08-2022	04-02-2023	114 days	
1151	Above Terrace works	162 days	03-05-2022	06-10-2022	14%	13-08-2022	NA	13-08-2022	21-01-2023	107 days	
1165	Basement Works	81.6 days	25-04-2022	19-07-2022	3%	13-08-2022	NA	13-08-2022	02-11-2022	106 days	
1187	Services works in Common Shafts	128 days	02-07-2022	05-10-2022	0%	NA	NA	30-09-2022	04-02-2023	122 days	
1188	Fire fighting Riser works (Ground to Terrace)	70 days	02-07-2022	09-09-2022	0%	NA	NA	17-10-2022	26-12-2022	107.5 days	
1201	Plumbing Riser works (Ground to Terrace)	91 days	02-07-2022	30-09-2022	0%	NA	NA	30-09-2022	29-12-2022	90 days	
1215	Electrical Riser works (Ground to Terrace)	83 days	04-07-2022	24-09-2022	0%	NA	NA	14-11-2022	04-02-2023	133 days	
1228	Vertical Transport Installation works	113 days	02-07-2022	05-10-2022	0%	NA	NA	07-10-2022	27-01-2023	114 days	
1235	External Elevation works for building	129 days	27-05-2022	19-09-2022	20%	15-07-2022	NA	15-07-2022	20-11-2022	62 days	
1250	Infra Works for EWS	49 days	14-07-2022	01-10-2022	0%	NA	NA	25-12-2022	11-02-2023	133 days	
1257	Handing Over of EWS	22 days	09-09-2022	03-10-2022	0%	NA	NA	17-12-2022	08-01-2023	96.5 days	
1262											
1263	MLCP (7-FLR)	796.6 days	26-12-2021	25-07-2024	5%	14-06-2022	NA	14-06-2022	18-08-2024	23.6 days	
1264	Design Deliverables	302 days	26-12-2021	05-11-2022	33%	14-06-2022	NA	14-06-2022	11-04-2023	157 days	
1280	Procurement (Except-RCC vendor)	338 days	01-01-2022	19-08-2023	0%	NA	NA	16-09-2022	19-08-2023	0 days	
1354	Construction	783.6 days	02-06-2022	25-07-2024	1%	27-06-2022	NA	27-06-2022	18-08-2024	23.6 days	
1355	RCC Works for MLCP (Area-1780 Sqm)	366.6 days	02-06-2022	10-05-2023	6%	27-06-2022	NA	27-06-2022	28-06-2023	48.6 days	
1356	Substructure works	114.6 days	02-06-2022	22-07-2022	31%	27-06-2022	NA	27-06-2022	19-10-2022	88.6 days	
1360	Superstructure	197 days	23-07-2022	16-03-2023	0%	NA	NA	19-10-2022	04-05-2023	48.6 days	
1368	Above terrace works (Amenity)	45 days	17-03-2023	30-04-2023	0%	NA	NA	04-05-2023	18-06-2023	48.6 days	
1369	Removal of Tower crane & Boom Placer	10 days	01-05-2023	10-05-2023	0%	NA	NA	18-06-2023	28-06-2023	48.6 days	
1370	Civil Works for MLCP	133 days	16-10-2022	21-05-2023	0%	NA	NA	01-02-2023	14-06-2023	23.6 days	
1402	Services Works in Shafts/Basement/Service Floors	205 days	30-11-2022	23-07-2023	0%	NA	NA	26-02-2023	19-09-2023	57.6 days	
1423	Finishing works for MLCP	412.6 days	25-11-2022	09-10-2023	0%	NA	NA	16-09-2022	02-11-2023	23.6 days	
1424	Common Area Finishing works	403.6 days	25-11-2022	27-08-2023	0%	NA	NA	16-09-2022	24-10-2023	57.6 days	
1552	External Elevation Works	141 days	22-05-2023	09-10-2023	0%	NA	NA	14-06-2023	02-11-2023	23.6 days	
1561	Amenity Floors Works-MLCP	290 days	10-10-2023	25-07-2024	0%	NA	NA	02-11-2023	18-08-2024	23.6 days	
1562											

15. EXHIBITS

Exhibit I: Architect Certificate dated 25th July, 2022 issued by M/s. MQA Architects

MQA

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date : 25th July 2022

To,
Prestige Estates Projects Limited,
The Capital, 1001 - C, B - Wing,
Banbra - Kurla Complex, Banbra - East,
Mumbai - 400 051

SUBJECT : Certificate of Percentage of Completion of Construction Work of one (1) no. of Building with 3 Nos. of Wing(s) of the Project ' **PRESTIGE JASDAN CLASSIC** ', situated on the Plot bearing C. S. No. 2020 of Byculla Division & situate, lying and being at Delisle Road (now called N. M. Joshi Marg), demarcated by its boundaries (Latitude : 18 Degrees ; 58' 55.69" North & Longitude 72 Degrees ; 49' 54.50") to the North Partly by property of Municipal Corporation and partly by the property of Mahomedbhoj I. Rowjee, to the South by the property of Simplex Mills Ltd.; to the East by N. M. Joshi Marg (formerly known as Delisle Road); and to the West by the property of Lakshmidas Gokuldas Dossa, of Byculla Division, admeasuring 8,692.41 square meters or thereabouts (as per Property Register Card) and 8,748.40 square meters or thereabouts as per physical survey, by Prestige Estates Projects Limited.

So,

We, M/s. MQA ARCHITECTS, have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of one (1) Building comprising of three (3) Wings of the Phase of the Project, situated on the plot bearing C.S. No. 2020 of Byculla Division, situate at N. M. Joshi, admeasuring 8,692.41 square meters or thereabouts (as per Property Register Card) and 8,748.40 square meters or thereabouts as per physical survey area, being developed by Prestige Estates Projects Limited.

MQA

TABLE-B
Internal & External Development Works in Respect of the entire Registered Phase

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads & Footpaths	Yes	Nil	-
2	Water Supply	Yes	Nil	-
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	Nil	-
4	Storm Water Drains	Yes	Nil	-
5	Landscaping & Tree Planting	Yes	Nil	-
6	Street Lighting	Yes	Nil	-
7	Community Buildings	Yes	Nil	-
8	Treatment and disposal of sewage and sullage water	Yes	Nil	-
9	Solid Waste management & Disposal	Yes	Nil	-
10	Water Conservation, Rain Water Harvesting	Yes	Nil	-
11	Energy Management	Yes	Nil	-
12	Fire Protection and Fire Safety requirements	Yes	Nil	-
13	Electrical Meter room, sub-station, receiving station	TATA Temporary Substation	50	-
14	Clubhouse	-	-	-

Yours faithfully,

Authorized signatory
M/S. MQA ARCHITECTS
Architect's Reg. No. : CA/92/15330



HANDEWIWALA QUTUB & ASSOCIATES
207, Turf Estate, Off Dr. E. Moses Road,
Shankar Mills Compound Lane, Mahataam (W),
Mumbai - 11. Tel. 02240163112 / 13 / 14
02240163115 / 16 Fax: 6610 7179
E mail : info@mqa.in
Website : www.mqa.in

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15. EXHIBITS

Exhibit J: CA Certificate dated 17th October, 2022 issued by M. Padmanabha Bhat

CA M. PADMANABHA BHAT, B.Com, FCA, DSA (ICA), CMAF
Chartered Accountant

CERTIFICATE

I have verified the cash flow statement of **M/s. Prestige Estates Projects Limited**, No. 19, Prestige Falcon Tower, Brunton road, Bangalore 560 025, in respect of their project **Prestige Jasdan Classic**, located at Mumbai.

Based on the verification of records and according to information & explanations furnished, I certify the cash flow as under:

	Rs. in Crores	
	Budgeted	Actual as of 30.09.2022
Inflow		
Promoter's Contribution	657.14	691.01
Receivables from Customers	1,476.74	37.03
Bank Finance	300.00	-
Total	2,433.88	728.04
Outflow		
Land Cost	468.41	468.41
Construction Cost	599.74	117.30
Overheads (Selling / Marketing / Admin)	35.00	35.70
Statutory Approvals	204.71	106.63
Contingency	40.00	-
Financial Charges	80.70	-
Total	1,428.56	728.04

I also certify that Bank's funds have not been used for any Capital market Operations.

Place: Bangalore
Date: 17.10.2022



M Padmanabha Bhat
Chartered Accountant
Membership No. 025305
UDIN: 22025305AZYQZY7251

20, "ARADHAN" 8th Cross, Kodigalleshwara Ecch., C.V. Ramani Nagar, Bangalore - 560 003.
Tel : 41708086, Mobile : 98452 56834, E-mail : rpbhat17@rediffmail.com

15. EXHIBITS

Exhibit K: Work order dated 25th November, 2022 for Civil and Finishing works issued to Larsen & Toubro Ltd.



Prestige Estates Projects Limited
1001-C Plot-C70, The Capital Bands East, Mumbai-400051, Tel:-
GSTIN No. :- 27AABCP9096K1Z7

Project : Prestige Jasdhan Classic
Sub-Project Name :
WO No : 1100005289
WO Date : 25.11.2022

Larsen & Toubro Limited,
LST House, N.M. Marg
Belland Estate
Mumbai, 400001
Fax No. - , Tel No :- 02257069955.
Email :- Prakash@lntco.com,
GSTIN No. :- 27AAACLD148P5Z7.

Work order for Civil and finishing works at Prestige Jasdhan Classic, Byculla, Mumbai

We are happy to confirm our order with you for the under mentioned works at Prestige Jasdhan Classic subject to the following terms and Conditions.

Sl.No	Description of Item	SAC Code	Quantity	Unit	Rate(INR)	Amount(INR)
1	EXCAVATION AND EARTH WORK:	995411	7,730.00	M3	1,102.00	85,16,460.00

Carrying out excavation in the specified type of soil, inclusive of de-watering to keep the area clear from water ponding at all times, to the required depth and profile as shown on drawings. The final layer of 300mm thickness shall be manually excavated. Rate includes removal of old foundations, underground tanks, plinth beams, floor concrete, trenches, sewers, pipelines, column stubs etc. with or without reinforcement and other and carting debris. No rent will be account of



Page 1 of 84

WO No:- 1100005289

Sl.No	Description of Item	SAC Code	Quantity	Unit	Rate(INR)	Amount(INR)
	using rough shahbad stones and cement sand slurry with waterproofing compound poured between the stones & the basement wall/floors, cleaning the surface off loose materials, grease etc. all as per detailed specifications & instructions. Only outer surface area of the basement wall/floor shall be considered for payment. The rate to also include for 10 years' guarantee against any leakages or seepages of water on non-judicial stamp paper. Providing waterproofing at specified locations as per the above details.					
Total						2,59,18,41,546.00
IN: Central GST - ND 9.00%						23,32,65,730.00
IN: State GST - ND 9.00%						23,32,65,730.00
Grand Total						3,05,83,73,024.00

Work Order Terms & Conditions :-

This Work order shall form part of the Contract.

The conditions shall be binding on the Contractor and the terms mentioned herein shall supersede any other terms mentioned in any correspondence or elsewhere.

Employer shall mean Prestige Estates Projects Limited.

Contractor shall mean Larsen and Toubro Limited.

Engineer shall mean person appointed by the Employer to act as an Engineer on behalf of the Employer for the purpose of the contract.

SCOPE OF WORK:

Item Rate Contract for Civil, Structural works, Blockwork, Plastering and waterproofing works at Prestige Jasdhan Classic, Byculla, Mumbai.

SPECIAL CONDITIONS:

1. Free issue materials: Not applicable
2. Basic prices of materials:
 - Cement - Rs. 250 / Bag
 - RMC Concrete (All Grades including pumping) - Rs. 6,000 / Cum
 - Reinforcement Steel - Rs. 45,000 / MT



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15. EXHIBITS

Exhibit L: Summary of Construction budget

Prestige Jasdan Classic - Residential Project Budget Note- R3

6. SUMMARY OF BUDGET

*Corrpt 3.20
4.26*

SUMMARY OF CONSTRUCTION BUDGET on SALEABLE AREA			
		Total Saleable area - sq	5,95,636 <i>27</i>
SL NO	BUDGET DESCRIPTION	BUDGETED COST	COST/SFT
80.00	SLOPE PROTECTION	12,00,000 ✓	2 ✓
90.00	GROUND IMPROVEMENT	12,93,51,905 ✓	217 ✓
100.00	STRUCTURE	2,34,35,20,945 ✓	3,935 ✓
101.00	FINISHES	94,78,47,473 ✓	1,591 ✓
102.00	SERVICES	1,41,51,68,308 ✓	2,376 ✓
103.00	EXTERNAL DEVELOPMENT	7,39,74,156 ✓	124 ✓
104.00	MISCELLANEOUS WORKS	5,34,61,150 ✓	86 ✓
105.00	CONSULTANCY CHARGES	10,54,00,000 ✓	187 ✓
106.00	INTERIORS WORKS	5,38,52,500 ✓	87 ✓
107.00	CLUB HOUSE	8,97,19,181 ✓	151 ✓
108.00	MODEL UNITS	50,00,000 ✓	8 ✓
109.00	MARKETING OFFICE	1,17,50,000 ✓	20 ✓
110.00	HOTELS	0	0
111.00	OTHERS (VARIATION IN QTY AND STATUTORY APPROVAL) <i>Saving?</i>	2,51,51,81,104 ✓	4,256 ✓
	TOTAL BUDGETED AMOUNT INCLUDING STATUTORY COST	7,76,14,95,721 ✓	13,031 ✓
	TOTAL BUDGETED AMOUNT EXCLUDING STATUTORY COST	5,22,63,14,617 ✓	8,774 ✓
	TOTAL BUDGETED AMOUNT INCLUDING GST & STATUTORY TAXES	8,70,22,32,352	14,610 ✓

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15. EXHIBITS

Exhibit L: Summary of Construction budget

Prestige Jasdan Classic- Residential Project		Budget Note- R3		Name of Project					Major Quantities		
7. DETAILED BUDGET		No. of Towers / Floors		Towers : 2 Nos, Each B+G+45 storey Parking: G+9 Podium Floors EWS: B+G+9 storey							
TYPE		Towers	Parking	EWS	Total						
NO. OF FLOORS		B+G+45	G+9 Podium	B+G+10							
Gross Construction Area in Sq ft (CoA) including chajja		6,40,336.34	2,98,717.12	34,621.35	9,79,676						56650 Cum
Construction Bulup area in Sq ft (BuA)		5,95,636.00	2,19,480.00	32,465.00	8,08,958						6718 MT
BuA/CoA		0.92	0.73	0.94	0.86						40 MT
Carpet Area in Sq ft		3,25,056.00		28,378.32	3,53,434						268570 Sqm
CA/BuA		0.55	0.00	0.87	0.47						40550 Cum
Saleable area in Sq ft		5,95,636.00			5,95,636						12800 Cum
NO. OF UNITS		233		66							
SLNO	BUDGET DESCRIPTION				BUDGETED COST	PER SFT of CoA	PER SFT of BuA	PER SFT of CA	REMARKS		
80.00	SLOPE PROTECTION										
80.01	Diaphragm Wall										
80.02	Slope Protection										
80.03	Special Dewatering	8,31,280	3,84,192	44,528	12,60,000						
	SUB TOTAL	8,31,279.71	3,84,192.35	44,527.94	12,60,000	1.29	1.56	3.57			
	Cost per sq ft of SA					2.12					
90.00	GROUND IMPROVEMENT										
90.01	Pile Foundation		2,27,49,583.46		2,27,49,583						
90.02	Shore Piling	7,03,30,433.67	3,25,04,600.61	37,67,287.11	10,66,02,321						
	SUB TOTAL	7,03,30,433.67	5,52,54,184.07	37,67,287.11	12,93,51,904.84	108.81	131.61	301.62			
	Cost per sq ft of SA					217.17					
100.00	STRUCTURAL WORKS										
100.01	Excavation, Filling, Soling & Anti-termites Treatment	4,68,11,196	1,92,37,780	27,43,624	6,87,92,600						
100.02	Subsoil Drainage	47,82,783	17,35,245	2,91,004	68,10,033						
100.03	PT Works	-	14,72,00,000	-	14,72,00,000						

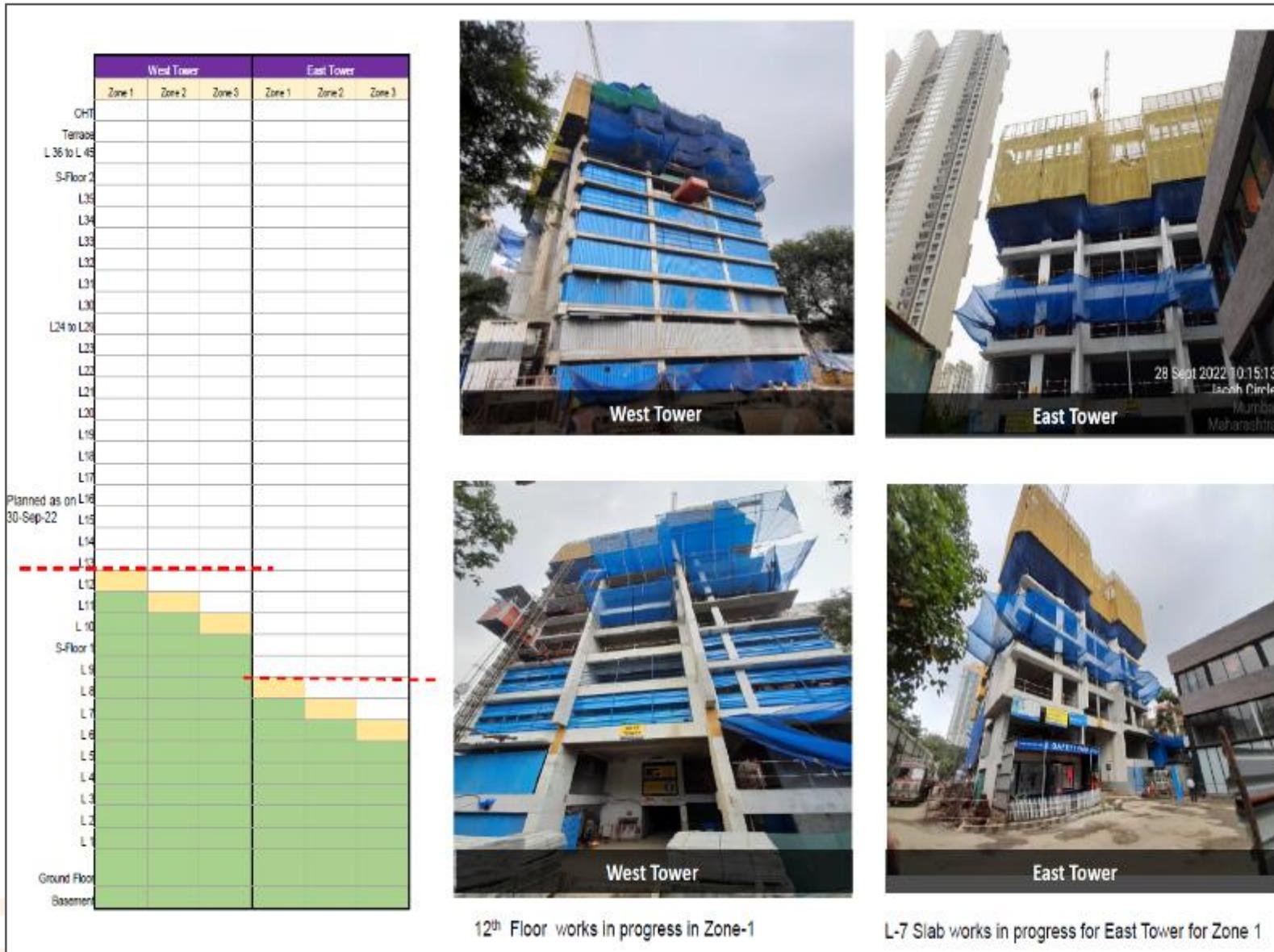
15. EXHIBITS

Exhibit L: Summary of Construction budget

Prestige Jasdan Classic- Residential Project		Budget Note- R3						
108.04	Others for Model Unit,if any							
	SUB TOTAL	50,00,000			50,00,000	5.10	6.17	14.15
	Cost per sq ft of SA	15.38	*	*	14.15			
109.00	MARKETING OFFICE							
109.01	Civil Works	72,75,000	-	-	72,75,000			
109.02	Interiors	28,60,000	-	-	28,60,000			
109.03	Services	13,75,000	-	-	13,75,000			
109.04	Painting	2,40,000	-	-	2,40,000			
	SUB TOTAL	1,17,50,000	*	*	1,17,50,000	11.99	14.51	33.25
	Cost per sq ft of SA				19.73			
111.00	OTHERS							
111.01	Variation in Quantities & Contingencies (+/-3%)	12,74,97,564	1,99,31,901	41,51,639	15,15,81,104			
111.02	Statutory Approvals	2,38,36,00,000	-	-	2,38,36,00,000			
	SUB TOTAL	2,51,10,97,564	1,99,31,901	41,51,639	2,53,51,81,104	2,587.78	3,130.02	7,172.99
	Cost per sq ft of SA				4,256.26			
	TOTAL	6,92,46,03,228	69,33,11,734	14,35,80,759	7,76,14,95,721			
	GRAND TOTAL				13,030.60	7,922.52	9,582.59	23,877.41
	TOTAL COST PER SQ FT OF SALEABLE AREA EXCLUDING COST OF APPROVALS				8,774.34	5,334.74	6,452.57	16,704.42
	TOTAL COST PER SQ FT OF SALEABLE AREA INCLUDING COST OF APPROVALS					7,922.52	9,582.59	23,877.41
	TOTAL COST PER SQ FT OF SALEABLE AREA INCLUDING TAXES AND APPROVALS					8,882.78	10,744.05	26,884.21

15. EXHIBITS

Exhibit M: Data received from the client



Details showing construction work progress as on 7th October, 2022

15. EXHIBITS

Exhibit M: Data received from the client

This week

EWS												
	B/W	Conduit	1 st Lvl Gypsum	DB Fixing	Toilet Zari works	W/PF-Chemical Coat	W/PF-Screed	Plumbing 1st Fix	Kitchen Counter	Toilet Flooring	Ceiling Putty	Flat Flooring
Terrace												
L 9						WIP-60%						
L 8												
L 7							WIP-50%					
L 6												
L 5												
L 4		WIP-90%	WIP-90%	WIP-90%		WIP-90%	WIP 90%					
L 3						WIP-40%						
L 2							WIP 90%	WIP 15%	WIP 15%			
L 1				WIP-85%								




EWS building – Finishing works in progress

Details showing construction work progress as on 7th October, 2022

15. EXHIBITS

Exhibit M: Data received from the client



Thu 20-10-2022 13:50

Balaji B.V <balaji@prestigeconstructions.com>

RE: RBSA: Information required list for LIE Report of project Prestige Jasdan Classic as on 30.09.2022

To ■ Hrushikesh Thange, RBSA; ■ Nilesh Rawat

Cc ■ Nilesh Gholap, RBSA; ■ Vikrant Patil; ■ Prashant Anandrao Kamble; ■ rm1.sbi04196@sbi.co.in


01-A - Larsen and Turbo Ltd.pdf
766 KB


02-A - Larsen and Turbo Ltd.pdf
787 KB


03-A - Larsen and Turbo Ltd.pdf
771 KB


04-A - Larsen and Turbo Ltd.pdf
785 KB


05-A - Larsen and Turbo Ltd.pdf
784 KB

Dear Sir,

Please find below details of Mobilization Advance paid to L&T –

Vendor Code	Vendor Name	WO number	WO Date	WO Value (₹)	Project	BG Number	Purpose	Issuing Bank Name	Original Value of BG (₹)	Old Validity Date	Validity From	Validity Upto (Expiry date)	Last date for lodgement of claim
110008080	LARSEN AND TOUBRO LIMITED	1100005289	25-Nov-20	2,591,841,546	Prestige Jasdan Classic	210380IBGA00017	BG for Mobilization Advances (part of 15%)	IDBI Bank	130,000,000	31-Mar-22	30-Mar-21	31-Mar-24	31-Mar-24
110008080	LARSEN AND TOUBRO LIMITED	1100005289	25-Nov-20	2,591,841,546	Prestige Jasdan Classic	210380IBGA00031	BG for Mobilization Advances (part of 15%)	IDBI Bank	64,592,077	31-Mar-22	07-Jun-21	31-Mar-24	31-Mar-24
110008080	LARSEN AND TOUBRO LIMITED	1100005289	25-Nov-20	2,591,841,546	Prestige Jasdan Classic	210380IBGA00030	BG for Mobilization Advances (part of 15%)	IDBI Bank	64,592,077	31-Mar-22	07-Jun-21	31-Mar-23	31-Mar-23
110008080	LARSEN AND TOUBRO LIMITED	1100005289	25-Nov-20	2,591,841,546	Prestige Jasdan Classic	210380IBGA00067	BG for Mobilization Advances (part of 15%)	IDBI Bank	64,796,039	31-Mar-22	20-Sep-21	31-Mar-23	31-Mar-24
110008080	LARSEN AND TOUBRO LIMITED	1100005289	25-Nov-20	2,591,841,546	Prestige Jasdan Classic	210380IBGA00068	BG for Mobilization Advances (part of 15%)	IDBI Bank	64,796,039	31-Mar-22	20-Sep-21	31-Mar-23	31-Mar-24

Thanks and regards,

Balaji B V
Banking & Finance
Prestige Estates Projects Ltd
M [+91] 966448073 | Tel [+9180] 25128703 | I
Prestige Falcon Towers, No.19, Branton Road, Bengaluru – 560025

Details showing details of Mobilization advance paid to L & T

15. EXHIBITS

Exhibit N: NOC from Airport Authority of India (AAI) dated 09-12-2016 and Revalidation of NOC for Height Clearance dated 01st February, 2022



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

M/s. Jasdan Construction Private Limited
M/S.PGN CONSULTANTS, Shop
NO.18, Ground Floor, Bhims
CHS.Ltd. D Wing, Shastri,
Borivali (East) Mumbai 400 066

Date: 09-12-2016
Valid Up to: 08-12-2021

No Objection Certificate for Height Clearance

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations.

2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID:	SNCR/WEST/B/111816/182838
Applicant Name*	Narendra Vasant Yerandkar
Site Address*	plot bearing C.S. No. 2028 of Byculla Division and situated at 558, N.M. Joshi Marg, Byculla, N.M Joshi Marg Byculla, Mumbai, Maharashtra
Site Coordinates*	72 49 47.05-18 58 55.44, 72 49 47.64-18 58 56.69, 72 49 54.30-18 58 55.69, 72 49 54.55-18 58 54.24,
Site Elevation in mtrs AMSL, as submitted by Applicant*	4.55 M
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	198.94 M (Restricted)

*As provided by applicant

3. This NOC is subject to the terms and conditions as given below:

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994*

b. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

c. The issue of the "NOC" is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.

d. No radio/TV Antenna, lighting arresters, staircase, Murrice, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 198.94 M (Restricted), as indicated in para 2.

Page: 1/2

राजीव गांधी भवन Rajiv Gandhi Bhawan	सफ़रजंग हवाई अड्डा नई दिल्ली-110003 Safarjung Airport, New Delhi-110003	दूरभाष : 24632950 Phone: 24632950
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भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

e. Only use of oil fired or electric fired furnace is permissible, within 8 KM of the Aerodrome Reference Point.

f. The certificate is valid for a period of 5 years from the date of its issue. If the construction of structure/Chimney is not commenced within the period, a fresh "NOC" from the Designated Officer of Airports Authority of India shall be obtained. However, if construction work has commenced, onetime revalidation request, for a period not exceeding 8 years from the date of issue of NOC in respect of building/structure and for a period not exceeding 12 years from the date of issue of NOC in respect of chimney, may be considered by AAI. The date of completion of the Structure should be intimated to this office.

g. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights

h. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

i. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part 1 Section 4, available on DGCA India website: www.dgca.nic.in

j. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

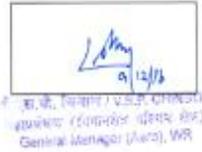
k. This NOC has been issued w.r.t. the Civil Airports. Applicant needs to seek separate NOC from Defence, if the site lies within their jurisdiction.

l. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

m. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.



Chairman NOC Committee
Region Name: WEST
Address: General Manager, Airports Authority of India, Regional Headquarter, Western Region, Opp. Parsiwada, Sahar Road, Vile Parel (E)
Email ID: nocwrmumbai@gmail.com
Contact No: 022-26819573



9/12/16
र.के. (विमान) प्र.सं. अधीन
प्रबंधक (दक्षिण-पश्चिम क्षेत्र)
General Manager (West), WR

Page 2/2

राजीव गांधी भवन Rajiv Gandhi Bhawan	सफ़रजंग हवाई अड्डा नई दिल्ली-110003 Safarjung Airport, New Delhi-110003	दूरभाष : 24632950 Phone: 24632950
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15. EXHIBITS

Exhibit N: NOC from Airport Authority of India (AAI) dated 09-12-2016 and Revalidation of NOC for Height Clearance dated 01st February, 2022

 **दुर्गामी डाक / SPEED POST** भारतीय विमानपत्तन प्राधिकरण
पश्चिमी क्षेत्र मुख्यालय
AIRPORTS AUTHORITY OF INDIA
WESTERN REGION, HQRS.

No :-AAI/RHQ/WR/DoAS/Rev./SNCR/WEST/B/111816/182838/27/20 Dated :- 01.02.2022

To,
M/s Prestige Estates Projects Ltd
10th Floor, Unit No 1001C, G-Block,
Bandra - Kurla Complex,
Mumbai -400 098.

Subject : Revalidation of NOC for Plot bearing C.5 No 2020 of Byculla Division and situated at 556, N.M Joshi Marg,Byculla , Mumbai.

Ref. :- 1. Your letter NoPEPL-MUM-PJC-PM-LT-044 Dated 30.10.2021.
2. Revalidation of NOC No. SNCR/WEST/B/111816/182838 dated 09.12.2016.
3. MIAL Letter No. MIAL/AO-AOS/REC/47/5892 dated 29.12.2021.

Sir,

It is hereby certified that the validity of your NOC letter No SNCR/WEST/B/111816/182838 dated 09.12.2016, for C.S No 2020of Byculla Division situated at 556,N.M Joshi Marg, Byculla.Is Revised up to **08.09.2025** (5 years initial validity + 3 years extended validity + 9 months force Majeure), as per para 6(a) of ADSAC circular 07 of 2020 .

Thanking you,

Address :- General Manager ATM-WR
Airports Authority of India
New Integrated Building,
Opp Parsiwada, Sahar Road,
Andheri (E), Mumbai 400 099

Email :- gmاتمwr@aaiaero
Contact No :-02229217562

NOTE:-

1. In case of any discrepancy in NOC letter, applicant may intimate to this office within 30 days after issuance of this letter.

Prepared by
Sushma Jadhav
Sr Supdt (HR)

Checked by
sangeeta S Purnikar
Asstt G.M (ATM)

Office of the Regional Executive Director, Opp. Parsiwada, Sahar Road, Vile Pate (E), Mumbai -400 099. 91-22-29217400
ए.टी.एस. कॉम्प्लेक्स, सहार बार्गे के पास, सहार पकड़ी रोड, सहार, मुंबई - 400 099. 91-22-26819300

15. EXHIBITS

Exhibit O: NOC from High Rise Committee (HRC) dated 22nd July, 2022

NO: CHE/HRB-831/DPWS

BRIHANMUMBAI MUNICIPAL CORPORATION
No. CHE/HRB-831/DPWS of: **22 JUL 2022**

Office of the:
Chief Engineer (D.P.)
Brihanmumbai Mahanagarpalika,
Municipal Head Office, 5th Floor,
Annex Building, Mahapalika Marg,
Fort, Mumbai-400 001.

To,
M/s. **Spaceage Consultants**,
Shop No. 15, h-106, Natraj building,
Shiv Shrishti Complex, M. G. Link Road,
Mulund (W), Mumbai - 400 080.

Sub: Proposed residential High Rise Building 'wing A & wing B' on Plot bearing C.S. No. 2020 of Byculla Division & situated at N.M. Joshi marg, Byculla, Mumbai in 'E' ward.

Dev.: M/S. Jasdan Construction Pvt. Ltd - M/s. Prestige Estates Projects Ltd. (Joint Development)
Arch.: M/S. Spaceage Consultants
Str. Con.: M/S. Sterling Eng. Consultancy services.
Geo. Con: M/S. Gecon International Pvt. Ltd.
MEP Con: M/S. Pankaj Dharker & Associates.

Ref: Your letter dtd. 09.10.2018.

Gentleman,

With reference to your above referred representation regarding subject matter, by direction, I have to inform you that the High Rise Committee, constituted under Regulation 19(2A) of Development Control & Promotion Regulation 2034 has recommended your proposal of High Rise Residential building having **Wing A** comprising 1st Basement floor + Ground Floor + 1st to 6th Floor + 7th (Resi./Refuge) Floor + 8th Floor + 9th Residential /Amenity + 1st Service Floor + 10th to 35th floor + 2nd Service floor + 36th to 45th Floor of total height **172.90 m.** from ground level and **Wing B** comprising 1st Basement floor + Ground Floor + 1st to 6th Floor + 7th (Resi./Refuge) Floor + 8th Floor + 9th Residential /Amenity + 1st Service Floor + 10th to 35th floor + 2nd Service floor + 36th to 45th Floor (pt) of total height **172.90 m.** from the general ground level to the terrace level, as per the High Rise Committee meeting held on 21.08.2021, subject to the terms & conditions as mentioned below:-

MANDATORY CONDITIONS:

1. Access roads to the site and roads on the site that will be required as per plan permanently should be minimum water bound macadam road

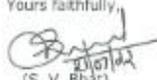
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NO: CHE/HRB-831/DPWS

31. The electric meters and substation in the buildings be located on higher level to prevent power failure during floods.
32. While approving the proposal for building above 120 mt. the minimum width of access road shall be as per Regulation 19(2) of DCPR 2034.

If your client is agreeable to the aforesaid terms and conditions, you may approach the Executive Engineer-(BP) City-II, who is being informed separately regarding subject matter.

Acc:- A Set of Plan

Yours faithfully,

(S. V. Bhat)
**Dy. Chief Engineer
(Development Plan)-II**

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15. EXHIBITS

Exhibit O: NOC from High Rise Committee (HRC) dated 22nd July, 2022

NO: CHE/HRB-831/DPWS 171

BRIHANMUMBAI MUNICIPAL CORPORATION
NO: CHE/HRB-831/DPWS 15 JUL 2022

Sub : Proposed residential High Rise Building 'wing A & wing B' on Plot bearing C.S. No. 2020 of Byculla Division & situated at N.M. Joshi marg, Byculla, Mumbai in 'E' ward.

Dev.: M/S. Jasdan Construction Pvt. Ltd - M/s. Prestige Estates Projects Ltd. (Joint Development)
Arch.: M/S. Spaceage Consultants
Str.Con.: M/S. Sterling Eng. Consultancy services.
Geo. Con: M/S. Geocon International Pvt. Ltd.
MEP Con: M/S. Pankaj Dharkar & Associates.

M/s. Spaceage Consultants have submitted a proposal for High Rise Building for wing A & B with height 151.95 m. on the land under reference to the then Technical Committee constituted by the State Govt. in Urban Development Dept. vide Govt. Resolution U/no. TPB/4313/CR-41/2013/UD-11 dtd. 09.06.2014 for scrutiny of High Rise Building having height more than 70 mtr. 9/1

Architect has paid the scrutiny fee of Rs. 2,00,000 /- vide receipt No.1003413906 dtd. 10.10.2018. The proposal is presented before the HRC on 21.08.2021, hence as per scrutiny fees applicable on the date of meeting the additional fees amounting Rs.1,00,000/- for two wings is paid vide receipt No.1004377362 dtd. 13.07.2022. 9/42

Subsequently, M/s. Spaceage Consultants have informed that as per provisions of DCPR 2034, the design and parameters have been changed and the total height of wing A & B is proposed as 172.90 m. 9/303

Further the letter justifying delay is submitted by M/s. Prestige Group on 24.05.2022 alongwith undertaking for joint development with Jasdan Const. Pvt. Ltd. ✓ 9/15

1) Sanctioned Development Plan 2034

The sanctioned DP 2034 remarks for proposal under reference situated on the land bearing C.S. No. 2020 of Byculla Division is not reserved for any public purpose. The plot is affected by sanctioned RL of 30.48 m and deriving access from the said road. The plot is situated in Residential Zone(R). 9/201

2) Proposal

The proposal of High Rise residential Building having Two Wings as A & B, both wings having 1 Basement for services + Ground Floor + 1st floor for double height entrance lobby + 2 service floors + 45th Residential Floors with a total height of 172.90 Meters, above Ground level upto terrace level. 9/51

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NO: CHE/HRB-831/DPWS 171

The configuration for the said proposal is mentioned shortly in HRC minutes. Hence configuration mentioned in letter of EE(BP) will be produced in the HRC NOC.

Approval:

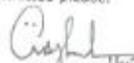
The Technical Committee for High Rise Buildings has accepted the proposal under reference from high rise point of view only.

As the Technical Committee for High Rise Buildings constituted by Hon'ble Municipal Commissioner under Regulation 19(2A) of Development Control & Promotion Regulation 2034 has accepted the proposal & recommended for clearance, Hon'ble M.C.'s approval is requested to issue High Rise Committee NOC for proposed High Rise Residential building having wing A & wing B, **Wing A** comprising 1st Basement floor + Ground Floor + 1st to 6th Floor + 7th (Resl./Refuge) Floor + 8th Floor + 9th Residential /Amenity +1st Service Floor + 10th to 35th floor + 2nd Service floor + 36th to 45th Floor of total height **172.90 m.** from ground level and **Wing B** comprising 1st Basement floor + Ground Floor + 1st to 6th Floor + 7th (Resl./Refuge) Floor + 8th Floor + 9th Residential /Amenity + 1st Service Floor + 10th to 35th floor + 2nd Service floor + 36th to 45th Floor (pt) of total height **172.90 m.** from ground level on plot bearing C.S. No. 2020 of Byculla Division in E ward.

The mandatory conditions and recommendatory conditions are incorporated in Annexure-1. 9/315

On receipt of approval, the High Rise Committee NOC will be issued under the signature of Dy.Ch.E.(D.P.)-II, Member Secretary-HRC and E.E.(B.P.)City-II will be informed to take cognizance of the same as per the policies in force & D.C.P.R.2034, while processing the regular building proposal.

Submitted please.

  
 (C.V. Dighavkar) (S.U. Ramot) (S.V. Bhat)
 A.E.(DP)HRB E.E.(DP)HRB Dy.Ch.E.(D.P.)-II

(I.S. Chahal)
 Hon.M.C.
 Sir,

 Municipal Commissioner
 Dy.Ch.E.(D.P.)-II
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15. EXHIBITS

Exhibit P: NOC from Mumbai Fire Brigade 6th April, 2021

MUNICIPAL CORPORATION OF GREATER MUMBAI
MUMBAI FIRE BRIGADE
Office of the Dy. Chief Fire Officer (Regional Command Centre-I), 2nd floor
Regional Command Centre Building, Byculla Fire Station, Bapurao Jagtap Marg,
Byculla (West), Mumbai-400008.

SUB: Stipulating amendments in Fire-Protection & Fire-Fighting requirements to the amended building plans for the proposed construction of high rise residential buildings on plot bearing C.S. No. 2020 of Byculla Division, N.M. Joshi Marg, 'E' ward, Mumbai.

REF: i) Online submission from Shri Shashikant Laxman Jadhav, Licensed Surveyor for M/s. Spaceage Consultants.
ii) Online file no. CHE/CTY/1577/E/337(NEW)-CFO
iii) Earlier Fire Safety Requirement Letters u/no.
a) FB/HRC/R-1/03 dated 05/07/2017.
b) CHE/CTY/1577/E/337(NEW)-CFO, dated 31/01/2020.

Shri Shashikant L. Jadhav, Licensed Surveyor,

In this case, please refer to the NOC issued by this department u/no. FB/HRC/R-1/03 dated 05/07/2017 for the construction of proposed high-rise residential building comprising of 02 wings i.e. **Wing-A, Wing-B & EWS Building** Wing-A & Wing- B having common three level basements (-9.90 mtrs.) for horizontal car parking accessible by 7.50 meters wide two-way ramp + ground floor for car parking + common 1st to 7th podium floors for horizontal car parking accessible by 7.50 meters wide two-way ramp + Stilt / Amenity floor over top of 7th podium thereafter the building is divided into two wings designated as Wing-A & Wing-B, in which **Wing-A** having 1st to 32nd upper residential floors with a total height of 151.95 meters from general ground level upto terrace level, **Wing-B** having 1st to 31st upper residential floors (31st floor part) with a total height of 148.30 meters from general ground level up to terrace level with fire check floors between 11th& 12th floor (at + 69.90 mtrs.) and between 2nd service floor & 30th floor (at +139.20 mtrs.) for both wings and Service floors between Stilt / amenity floor & 1st floor (at +27.95 mtrs.) & between 29th floor & 2nd fire check floor (at +137.40 mtrs.) for both wings and Club house proposed at above top of 7th podium level, comprising of ground + 01 upper level with a total height of 8.00 meters from top of 7th podium level up to terrace level of club house & **EWS building** is a low-rise building, comprising of a single basement (-3.15 mtrs.) for services + ground floor for horizontal car parking & two wheeler parking + 1st to 7th upper residential floors (7th floor part) with total height of 23.80 meters from general ground level up to terrace level and basement of EWS building & 1st basement of high-rise building is connected with 2.20 meters wide passage as per details shown on plans.

Page 1 of 8

e) The area, size, etc. for the sprinkler system, detection system, fire alarm system, wet riser system, public address system, Fire duct, electrical duct etc. to be verified & examined by MEP Consultant.

f) Separate necessary permission for any licensable activity shall be obtained from concerned authorities of MCGM/CFO's department, till then shall not be allowed to use.

g) There shall be no any tree located in the compulsory open spaces or in the access way near the Entrance gates.

h) This Requirement letter is issued only from Fire Protection & Fire-Fighting requirements point of view on behalf of the online application from Architect/L.S. If any matter pertaining to authenticity or legality shall be cleared by concerned Owner/Occupier/Developer/ Architect, etc.. However any type of inadequacy, default in the construction of the building other than approved plan is not under purview of this department.

i) The plans approved along with this Fire safety requirement letter are issued from Fire Risk & Life Safety point of view only. Approval of these plans does not mean in any way of allowing construction of the building. It is Architect/Developers responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.

j) As per section 3 of Maharashtra Fire Prevention and Life Safety Measures Act- 2006, it is the liability of Owner/Occupier to provide & maintain the Fire Prevention & Life Safety Measures in good repair and efficient condition all the time in accordance with the provisions of Maharashtra Fire Prevention and Life Safety Measures Act or the rules.

k) This approval is issued without prejudice to legal matters pending in court of law, if any.

Santosh
Damodar
Sawant

HEMANT
DATTATRA
AY PARAB

Scrutinized & Proposed by
Divisional Fire Officer
Mumbai Fire Brigade

Approved by
Dy. Chief Fire Officer
Mumbai Fire Brigade.

COPY TO:
Ch.E.(D.P.)/E.E.B.P.(CITY),

Page 8 of 8

15. EXHIBITS

Exhibit Q: Environmental Clearance (EC) from State Environmental Impact Assessment Authority (SEIAA), Maharashtra dated 2nd February, 2022

ENVIRONMENTAL CLEARANCE



Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment Authority (SEIAA), Maharashtra)

To,
 The Senior Vice President Business Operations
 M/S. PRESTIGE ESTATES PROJECTS LTD.
 The Capital, Bandra-Kurla Complex, 10th Floor, Unit No. 1001C, B-Wing,
 Mumbai. -400051

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sr/Madam,
 This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/241623/2021 dated 30 Nov 2021. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC22B038MH145098
2. File No.	SIA/MH/MIS/241623/2021
3. Project Type	Expansion
4. Category	B2
5. Project/Activity Including Schedule No.	Site Building and Construction projects
6. Name of Project	Residential Development at plot bearing C.S. No. 2020, Byculla Division, E Ward, Taaka; Mumbai, District: Mumbai City, State: Maharashtra, India.
7. Name of Company/Organization	M/S. PRESTIGE ESTATES PROJECTS LTD.
8. Location of Project	Maharashtra
9. TOR Date	N/A

The project details along with terms and conditions are appended herewith from page no 2 onwards.

(e-signed)
Manisha Patankar Mhalskar
 Member Secretary
 SEIAA - (Maharashtra)

Date: 22/02/2022

Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.

This is a computer generated cover page.



EC Identification No. - EC22B038MH145098 File No. - SIA/MH/MIS/241623/2021 Date of Issue EC - 22/02/2022 Page 1 of 11

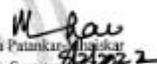
prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



Manisha Patankar Mhalskar
 (Member Secretary SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur.
5. District Collector, Mumbai City.
6. Commissioner, Municipal Corporation of Greater Mumbai.
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

Signature invalid
 Digitally signed by Manisha Patankar Mhalskar
 Member Secretary
 Date: 22/02/2022 4:02:02 PM

EC Identification No. - EC22B038MH145098 File No. - SIA/MH/MIS/241623/2021 Date of Issue EC - 22/02/2022 Page 11 of 11

15. EXHIBITS

Exhibit R: NOC from Solid Waste Management Department, MCGM dated October 20, 2021



MUNICIPAL CORPORATION OF GREATER MUMBAI
(Solid Waste Management Department)

Office of Executive Engineer,
SWM SWM Zonal Office 1,

Application Number - CHE/CTY/1577/E/337(NEW)/SWM/5/Amsrd, dated - 19 Oct 2021
Issued remarks Number **0089410221/E/CTY** Dated **20 Oct 2021**

To (Architect / L.S), SHASHIKANT LAXMAN JADHAV B-106, NATRAJ BLDG, MULUND (W)	CC (Owner), PRESTIGE ESTATES PROJECTS LIMITED The Capital, B - Wing, 10th Floor, Unit 1001C, BKC, G-Block, Mumbai - 400 051
---	---

Subject :- Approval to Construction & Demolition Waste Management Plan for the site at CTS/CS Number: 2020 of village 2035 at ward Ward E.

Reference :- Your application / online submission for C&D Waste Management Plan leveling & filling at designated site dttd. 19 Oct 2021.

With reference to your application/ online submission, the Debris Management Plan submitted by you has been approved as per "Construction and Demolition Waste Rules 2016" and you are allowed to transport Construction & Demolition/ Excavation Material from construction site to the unloading site subject to following terms & conditions.

- This approval is subject to the orders given by Hon. Supreme Court when in SLP (Civil) No. D23705/2017 dated 15.3.2018. You shall follow the order of Hon. Supreme Court and instructions therein.
- You shall handle & transport Construction & Demolition Waste / Excavation Material to the extent of 4166 Brass only to the designated unloading site Survey No. 89Q, Meje Datta, Tal - Thane, District - Thane (Applicant: M/s. A.M. Enterprises) (Mr. Anil Mishra (9320352983) Mr. Sohail Qureshi (9882441166)) & validity 07 Sep 2022.
- You shall transport the C&D waste with proper precautions and employ adequate measures safe guards to dispersal of particles through the air.
- You have mentioned designated site for transportation of C&D waste for filling and leveling purpose. The C&D waste shall be transported and deposited at the designated site only The Landfill site (unloading site) shall be governed by the Construction and Demolition Waste Management Rules, 2016 and Solid Waste Management Rules, 2016.
- In the event for any reason whatsoever, the consent given by the Designated Site / Agency is revoked or the time limit for the designated site has expired or the capacity of unloading site is exhausted. In such case the builder / developer shall forthwith stop the transportation activities. The builder / developer shall submit revised Construction and Demolition waste management plan along with required valid documents for revalidation of existing C&D waste Management Plan.
- The construction & Demolition Waste shall be transported through your Transport Contractor. The details of the same shall be uploaded in the system by the applicant at the time of actual transportation.
- The deployed vehicles shall abide by all the R.T.O. rules and regulations. You shall ensure that the vehicles should be properly covered with tarpaulin or any other suitable material firmly to avoid any escape / fall of waste on road from moving vehicle. The body and wheels shall be cleaned and washed thoroughly to avoid spreading of waste on road.
- The copy of approved Construction and Demolition Management Plan shall be accompanied with each and every vehicle under this approval. The developer shall issue the proper Challan for each and every trip of vehicles and that shall be acknowledged by the agency of unloading site. The developer shall maintain record of C&D material transported and shall make it available to MCGM and / or

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- The approval is granted presuming that the papers submitted by the applicants / Owners are genuine. For any dispute arising out of documents submitted by applicant, POA / Occupant / Owner shall be held responsible as prescribed under the law prevailing in force.
- The approval granted hereto does not absolve the other approval required from the other department of M.C.G.M. OR Govt. authorities.
- In case of disputes, court matters etc. related to the subject site / land / property, this approval cannot be treated as a valid proof.
- In case of any breach of condition is brought to the notice of MCGM or Monitoring Committee, Show Cause Notice will be issued and decision will be taken within one month as expeditiously as possible, which shall be binding on you / land owner.
- This approval is not a permission for excavation or permission for dumping but this is the only approval under Construction & Demolition Waste Management Plan for the transportation of Construction & Demolition Waste for unloading at designated unloading site.
- You / Land owner shall submit valid Bank Guarantee from the bankers approved by the MCGM and the amount applicable as per attached table. The bank guarantee remains valid till grant of Occupation Certificate (OCC).
- The license architect / license engineer shall upload compliance report in respect of Construction & Demolition Waste Management Plan, any breach will entitle the cancellation of building permission and work will be liable to stop immediately.
- (A) Project Total Estimated Qty (Brass) 26203
(B) Obtained NOC(s) Total Qty (Brass) 15871.4

Note:

- The above remarks are system generated based on the input data submitted by Architect / Consultant / L.S and if in future it is found that the data is incorrect / fraudulent then the remarks deemed to be treated as cancelled and necessary action will be initiated.
- The above remarks are system generated and does not require any signatures.
- This C & D approval is issued subject to obtaining valid ICD / CC. Actual transportation shall begin after obtaining valid ICD / CC only.



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15. EXHIBITS

Exhibit S: NOC from Hydraulics Engineer's Department, MCGM dated August 27, 2021


MUNICIPAL CORPORATION OF GREATER MUMBAI

HYDRAULIC ENGINEER'S DEPARTMENT Remark issued on: HE/001177/0021/E/CTY Dated : 27 Aug 2021

Office of the :-

Office of Ex. Eng (P & R) 'B' Ward Office,
3rd Floor, Near J J Hospital, Babulna Tank
Cross Road, Mumbai-400009.

To,

Shri. SHASHIKANT LAXMAN JADHAV
B-106, NATRAJ BLDG., MULUND (W)

CC,
JASDAN CONSTRUCTION PVT LTD.
Corporate Off. Marathon Innova B1-101, Opp.
Perinola Corporate Park, Lower Panel West
Mumbai

Subject : Hydraulic Engineer's Department Remark for proposed building on Plot bearing CTS / CS Number 2020 of Village / Division
Byculla at City, E Ward, Mumbai.

Reference : 1) Your online application - Application Number CHE/CTY/1577/E/337/NEW/HE/1/NEW dated 24 Aug 2021
2) Scrutiny fee receipt Number CHE/SPR/1655/21

As per the data furnished by Architect / Consultant / LS / LP the proposed building under reference is a Residential. Total water requirement of the building works out to 112050 lpd for residential purpose, 0 lpd for commercial purpose and 0 lpd for other purpose.

It is to inform that, Hydraulic Engineer's Remark for the proposed Individual building under reference are as follows :-

1. Water supply for the Residential building will be made available as per prevailing norms, on submission of occupation certificate.
2. Municipal water supply will not be made available for the Swimming pool / Air conditioning purpose. Water supply brought from other than Municipal source shall not be mixed with Municipal water supply at any stage. Separate water storage tank and separate water mains, painted with red colour, shall be used for the same.
3. Water supply as per condition number 1, will be made available only after compliance of condition number 10
4. If borewell is to be dug on site an Register Under Taking from Architect / Consultant / LS / LP to be submitted for proposed location of borewell with latitude and longitude of borewell.
5. Physically separate underground and overhead water storage tanks of adequate capacities for domestic and flushing purpose shall be provided. Capacity of underground water storage tank shall be obtained from consultant. Underground suction tank shall be located as close as possible to the existing water main in Municipal Road and the same shall not be in 1.5 M vicinity of drainage / Sewer line / Manhole / Inspection Chamber and shall be at minimum distance of 6.00 mt from proposed STP. Top of manhole shall be maintained at about 60 cm above adjacent ground / floor level and minimum head clearance of 1.20 M shall be maintained for inspection and cleaning of tanks.
6. The internal water distribution system within building shall be provided by Terrace loop & downtake system. The design for same shall be obtained from consultant and shall be self certified.
7. Adequate precaution shall be taken while designing and execution of the structural members continuously in contact, with chlorinated Municipal water in the suction tank, located in the basement / still of the building. As suction tank is located within the building line, adequate care shall be taken to avoid contamination and adequate arrangements shall be made to drain out the overflow water.
8. Automatic level control sensors system & Ball Cock arrangement shall be provided in overhead & underground water storage tanks to avoid overflow from tanks.

Page 1 of 2

9. Water conservation devices such as dual flushing cisterns (ISI marked) / dual flush valves for W.C.'s and sensor operated taps for wash basins & urinals, shall be installed in the building.
10. Water supply will be made available only after strengthening of existing water supply network by Owner / Developer / MCGM.

Above Remark are issued as per data furnished by Architect / Consultant / LS / LP while amendment in bulking plans, if water demand of the building exceeds above 10% to the above water demand, then this Remark shall be treated as cancelled and fresh Remark shall have to be obtained by providing revised data.

Notes:

1. The above remarks are system generated based on the input data submitted by Architect / Consultant / L.S. / L.P. and if in future it is found that the data is incorrect / fraudulent then the remarks deemed to be treated as cancelled and necessary action will be initiated.
2. The above remarks are system generated and does not require any signatures.



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