



RAJPUROHIT & TIWARI

CHARTERED ACCOUNTANTS

Office No. 18, 3rd Floor, Crystal Plaza, Opp. ACME Shopping Center, Near Railway Station, Malad (W), Mumbai - 400064.
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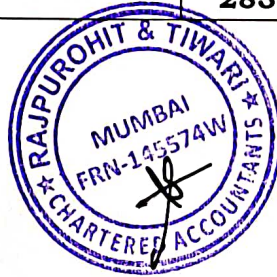
To
State Bank of India
SME Chemur Branch
Chembur, Mumbai-400071

This is to certify that M/s DGS Township Private Limited is a private limited company, have expanded **Rs. 137.79 Crore** towards construction and development of its residential cum commercial Project "**Sheetal Regalia**" consisting of two buildings / wings namely: A and B. The project site is situated at S. No. CTS No. 2293-B, Street: Sant Dnyaneshwar Road, Locality: Borivali-East, District: Mumbai, Maharashtra- 400066. The position of project cost and its means of finance as on 31st December 2023 is as below-

Details of Cost of Project are as under:

Rs. in crore

Cost of Project	Projected Cost	Incurred till Dec23	To be Incurred
Acquisition cost of land	2.86	2.86	-
Tenant Cost (Corpus Fund, Rent, Shifting, brokerage cost etc.)	41.21	18.48	22.73
Approval Cost	31.15	19.93	11.22
Construction Cost including advances to vendors (Sale & Member building)	159.52	82.28	77.24
Construction Cost (PTC building)	14.95	5.90	9.05
Architect & Consultancy Expenses	1.12	1.10	0.02
Admin and Overhead Cost	2.62	1.52	1.10
Selling & Marketing Cost	5.62	4.54	1.08
Interest to Bank Finance	23.99	0.29	23.70
DSRA & Bank Balance	--	0.89	(0.89)
Total	283.04	137.79	145.25



Details of Means of Finance for above cost areas under:

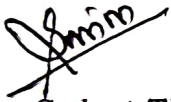
Rs. in crore

Means of Finance	Projected Means	Infused till Dec23	To be Infused
Share Capital (including R&S)	25.00	8.60	16.40
Unsecured Loan from Promoters & Relatives	35.00	28.50	6.50
Project Specific Term Loan	112.00	39.45	72.55
Booking advance from customers	111.04	59.49	51.55
Vendor Payable	-	1.75	(1.75)
Total	283.04	137.79	145.25

We have checked books of account of the company, the invoices etc. and clarify that the aforesaid information is verified and found to be true.

Thanking You,

For RAJPUROHIT & TIWARI,
Chartered Accountants
FRN: 145574W



Sujeet Tiwari
Partner
M.N.-182479
UDIN: 24182479BKCQPT3789
Date: 30th January, 2024

