

## FIRST LENDERS INDEPENDENT ENGINEER REPORT

To,

**State Bank of India**

SME Chembur Branch  
Unit No. 11, Building No. 11,  
Ground Floor, Corporate Park,  
Sion Trombay Road, Chembur,  
Mumbai, Pin Code – 400 071,  
State - Maharashtra, Country – India

Subject: Construction of Proposed Redevelopment of existing building No. 18 – A & B, known as Dindoshi Ekta CHSL on Plot bearing S. No. 31 & 39, CTS. No. 110(pt.) & 146 (pt.), Shivdham Complex, Gen. A. K. Vaidya Marg, Village – Dindoshi, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India.

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

**Dear Sir,**

- i. As per your instruction, we have inspected the under-construction Rehab and Sale Building project situated on plot bearing C S. No. 31 & 39, CTS. No. 110(pt.) & 146 (pt.), Shivdham Complex, Gen. A. K. Vaidya Marg, Village – Dindoshi, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India which is being developed by M/s. DGS Township Pvt. Ltd. in order to give the physical progress at site and to certify cost incurred towards project as on 30/03/2024.
- ii. **The Construction work as per approved plan was in progress during the site visit on 16<sup>th</sup> March 2024.**
- iii. **Status of work:**
  - a. **For Sales Building (Wing A & B):** 7<sup>th</sup> floor slab work is completed, Ground to 2<sup>nd</sup> Floor, Blockwork, plaster work, tiling, flooring, door and windows, electrical work, plumbing work are completed. 8<sup>th</sup> floor slab work is in progress.
- iv. As per cost incurred certificate issued by **CA Certificate actual total expenditure occurred as on 29/02/2024 is ₹ 39.88 Cr. for Commercial cum Residential of Sale Building (Wing A & B) is proposed of Basement + Ground Floor + 1st to 33rd Upper Floors.**
- v. **Overall financial progress as per C.A. certificate including land cost as on 29/03/2024 is 34.24% estimated cost of project.**



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