

LIE Report Prepared for: SBI / SME Chembur Branch / Shankeshwar Heights (8088/2305874)

Page 2 of 26

Vastu/SBI/Mumbai/04/2024/8088/2305874

03/02-13-PY

Date: - 28.02.2024

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 Slum Rehabilitation Scheme on Plot bearing CTS. No. 576, 576/1 to 15, 578, 578/1 to 11, 579, 579/1 to 15 & 580, Patil Gulli, Purav Marg, Village – Kurla – 3, Chunabhatti, Sion (West), Mumbai – 400 022, 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 Proposed Slum Rehabilitation Scheme on Plot bearing CTS. No. 576, 576/1 to 15, 578, 578/1 to 11, 579, 579/1 to 15 & 580, Patil Gulli, Purav Marg, Village – Kurla – 3, Chunabhatti, Sion (West), Mumbai – 400 022, State – Maharashtra, Country – India which is being developed by M/s. Siddheshwar Construction Co. in order to give the physical progress at site and to certify cost incurred towards project as on 31/01/2024.
- ii. **The Construction work as per approved plan was in progress during the site visit on 06th February 2024.**
- iii. **Status of work:**
 - a. **For Sales Building (Wing B & C):** 21st floor slab work is completed, Ground to 10th Floor Blockwork, 1st to 4th Floor plaster work, Door frames & windows frames are completed. 22nd floor slab work is in progress.
 - b. **For Rehab Building (Wing D):** 21st floor slab work is completed, Ground to 12th Floor Blockwork, 1st to 4th Floor plaster work, Door frames & windows frames are completed. 22nd floor slab work is in progress.
- iv. As per cost incurred certificate issued by **CA Certificate actual total expenditure occurred as on 31/12/2023 is ₹ 71.35 Cr. for Sale Building (Wing B & C) & Rehab Building (wing D) is proposed of Ground Floor + 1st to 22nd Upper Floors.**
- v. **Overall financial progress as per C.A. certificate including land cost as on 31/12/2024 is 67.98% estimated cost of project.**



Our Pan India Presence at :

- | | | | |
|-----------|------------|-----------|--------|
| Mumbai | Aurangabad | Pune | Rajkot |
| Thane | Nanded | Indore | Raipur |
| Delhi NCR | Nashik | Ahmedabad | Jaipur |

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org