

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

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

Dear Sir,

The Construction work as per approved plan was in progress during the site visit on 10<sup>th</sup> January 2024.

**Status of work:**

**For Rehab Building No. 1:** Work is not started yet.

**For Amenity Building No. 2:** Building work is completed, site development work is in progress.

**For Sales Building No. 3 (Wing A, B & C):** 5<sup>th</sup> Floor Slab work is completed & 6<sup>th</sup> floor slab shuttering work is in progress.

Total expenditure occurred as on 31/12/2023 on this project by M/s. Neelkamal Realty & Construction LLP is ₹ 81.58 Cr. & as per CA Certificate actual total expenditure occurred as on 31/12/2023 is ₹ 79.97 Cr. Hence, release of Balance Amount as requested by M/s. Neelkamal Realty & Construction LLP is hereby recommended.

**DECLARATION**

- The information furnished in the report is based on our 3<sup>rd</sup> site visit Dated 10/01/2024 & Document Provided by Client.
- Vastukala 2<sup>nd</sup> LIE Report of the project dated 30/12/2023.
- I have no direct and indirect interest in the property examined for report.
- I have not been found guilty of misconduct in my professional capacity.

**For VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar  
Chalikwar**

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Mumbai, email=cmd@vastukala.org,  
c=IN  
Date: 2024.04.08 12:38:45 +05'30'



Auth. Sign.

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09



**Our Pan India Presence at :**

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| 📍 Mumbai     | 📍 Nashik | 📍 Rajkot    | 📍 Raipur    |
| 📍 Aurangabad | 📍 Pune   | 📍 Indore    | 📍 Jaipur    |

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