

**FIRST LENDER'S 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 Residential Building Wing C on Plot bearing, CTS No. 619/14, 619/15, 619/21A & 619/21B, Motibaug, Opp. R.K Studio, V.N Purav Marg, Village – Borla, Chembur (West), Mumbai – 400 071, 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 Sale Building project situated on plot bearing CTS No. 619/14, 619/15, 619/21A & 619/21B, Motibaug, Opp. R.K Studio, V.N Purav Marg, Village – Borla, Chembur (West), Mumbai – 400 071, State - Maharashtra, Country - India which is being developed by M/s. Meraki Habitats LLP in order to give the physical progress at site and to certify cost incurred towards project as on 31/03/2024.
- ii. **The Construction work as per approved plan was in progress during the site visit on 03<sup>rd</sup> May 2024.**
- iii. **Status of work:**
  - a. **For Sales Building (Wing C):** 1<sup>st</sup> floor slab work is completed. 2<sup>nd</sup> floor Slab shuttering work is in progress.
- iv. As per cost incurred certificate issued by CA Certificate actual total expenditure occurred as on 31/03/2024 is ₹ 32.13 Cr. for Residential of Sale Building (Wing C) is proposed of 3 Basement + Ground Floor + 1st Part Podium floor + 2nd to 19th Upper Residential Floors.
- v. Overall financial progress as per C.A. certificate including land cost, approval cost, professional, admin, marketing & interest cost as on 31/03/2024 is 33.05% estimated cost of project.
- vi. Overall financial progress as per bills provided by the client including land cost, approval cost, professional, admin, marketing & interest cost as on 31/03/2024 is 33.05% estimated cost of project.
- vii. Overall Physical progress of the sale building construction as on 03/05/2024 is 30% as per physical site inspection.

Reed  
18/05/24



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**Regd. Office**

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, **Mumbai:** 400072, (M.S), India  
☎ +91 2247495919  
✉ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)  
🌐 [www.vastukala.co.in](http://www.vastukala.co.in)