

**FOURTH 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 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 Lender's Independent Engineer Report of under Construction Building.

Dear Sir,

The Construction work as per approved plan was in progress during the site visit on 06<sup>th</sup> April 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):** 9<sup>th</sup> Floor Slab work is completed & 10<sup>th</sup> floor 40% slab work is completed, Ground to 5<sup>th</sup> Floor blockwork is completed, Ground to 5<sup>th</sup> Floor waterproofing is completed, 1<sup>st</sup> floor plaster work, gypsum work, firefighting, kitchen platform, kitchen tiling, flooring, door and window frames, electrical & plumbing conducting work is completed and 10<sup>th</sup> floor remaining slab shuttering work is in progress.

Total expenditure occurred as on 31/03/2024 on this project by M/s. Neelkamal Realty & Construction LLP is ₹ 103.02 Cr. & as per CA Certificate actual total expenditure occurred as on 31/03/2024 is ₹ 101.20 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 4<sup>th</sup> site visit Dated 06/04/2024 & Document Provided by Client.
- Vastukala 3<sup>rd</sup> LIE Report of the project dated 07/04/2023.
- 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.**

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.05.17 15:56:53 +05'30'

Auth. Sign.



**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. IBBI/RV/07/2018/10366



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