



RAJPUROHIT & TIWARI

CHARTERED ACCOUNTANTS

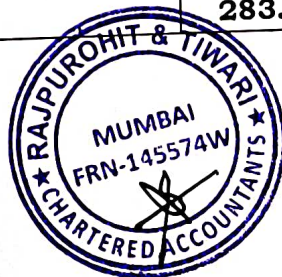
Office No. 18, 3rd Floor, Crystal Plaza, Opp. ACME Shopping Center, Near Railway Station, Malad (W), Mumbai - 400064.
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To
State Bank of India
SME Chembur Branch
Chembur
Mumbai-400071

This is to certify that **M/s DGS Township Private Limited** is a private limited company, have expanded **Rs. 160.57 Crore** towards construction and development of its residential cum commercial Project "**Sheetal Regalia**" consisting of two buildings / wings namely: A and B. The project site is situated at S. No. CTS No. 2293-B, Street: Sant Dnyaneshwar Road, Locality: Borivali-East, District: Mumbai, Maharashtra- 400066. The position of project cost and its means of finance as on 30th March 2024 is as below-

Details of Cost of Project are as under:

Cost of Project	Rs. in crore		
	Projected Cost	Incurred till Mar24	To be Incurred
Acquisition cost of land	2.86	2.86	-
Tenant Cost (Corpus Fund, Rent, Shifting, brokerage cost etc.)	41.21	20.16	21.05
Approval Cost	31.15	22.71	8.44
Construction Cost including advances to vendors (Sale & Member building)	159.52	96.17	63.35
Construction Cost (PTC building)	14.95	6.25	8.70
Architect & Consultancy Expenses	1.12	1.10	0.02
Admin and Overhead Cost	2.62	1.65	0.97
Selling & Marketing Cost	5.62	4.65	0.97
Interest to Bank Finance	23.99	1.44	22.55
Other Current Assets (incl. DSRA & Bank Bal.)	--	3.58	-3.58
Total	283.04	160.57	122.47



Details of Means of Finance for above cost areas under:

Means of Finance	Rs. in crore		
	Projected Means	Infused till Mar24	To be Infused
Share Capital (including R&S)	25.00	8.60	16.40
Unsecured Loan from Promoters & Relatives	35.00	29.30	5.70
Project Specific Term Loan	112.00	54.23	57.77
Booking advance from customers	111.04	68.44	42.60
Vendor Payable	-	--	--
Total	283.04	160.57	122.47

We have checked books of account of the company, the invoices etc. and clarify that the aforesaid information is verified and found to be true.

Thanking You,

For Rajpurohit & Tiwari
Chartered Accountants
FRN-145574W



Sujeet Tiwari
Partner
M. No. - 182479

UDIN: 24182479BKCQRD9559

Date: -04th May 2024

