

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 Commercial cum Residential building on Plot bearing C.T.S. No. 2293/B, Nensey Complex Building, Sant Dnyaneshwar Road & Western Expressway, Village – Dahisar, Borivali (East), Mumbai – 400 066, 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 PTC and Sale Building project situated on plot bearing C.T.S. No. 2293/B, Nensey Complex Building, Sant Dnyaneshwar Road & Western Expressway, Village – Dahisar, Borivali (East), Mumbai – 400 066, State – Maharashtra, Country – India which is being developed by M/s. DGS Township Pvt. Ltd. in order to give the physical progress at site and to certify cost incurred towards project as on 31/12/2023.
- ii. **The Construction work as per approved plan was in progress during the site visit on 06th April 2024.**
- iii. **Status of work:**
 - a. **For PTC Building (Building Name "Sheetal Sahayog"):** Excavation work is in progress
 - b. **For Sales Building (Wing A & B):** 2nd Residential floor slab work is completed. 5th Podium Slab work is completed & 3rd floor 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 ₹ 156.99 Cr. for Commercial cum Residential of Sale Building (Wing A & B) is proposed of Ground Floor + 1st Commercial Floor + 2nd to 5th Podium Floor + 1st to 21st Habitable Residential Floors and PTC building at different location.
- v. Overall financial progress as per C.A. certificate including land cost as on 31/03/2024 is 54.17% estimated cost of project.
- vi. Overall Physical progress of the sale building construction as on 06/04/2024 is 24.77% as per physical site inspection.



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