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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 41

Vastu/SBI/Mumbai/08/2024/10090/2307948

30/10-426-PY

Date: - 30.08.2024

FIRST LENDER'S INDEPENDENT ENGINEER REPORT

To,

State Bank of India

SME Centre Borivali (West) Branch,
SME Centre Borivali (15521),
101, 1st Floor, Landmark Building,
S. V. Road, Near Petrol Pump,
Borivali (West), Mumbai – 400 092,
State – Maharashtra, Country – India

Subject: Construction of Proposed SRA Scheme Residential cum Commercial building on Plot bearing C.T.S. No. 165 (PT), 166/A/1(PT) & 169/7/A(PT), New Shyam Nagar, New Balvikas School, Village – Majas, Jogeshwari (East), Mumbai – 400 060, State – Maharashtra, Country – India

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

Dear Sir,

- As per your instruction, we have inspected the under construction residential building situated on plot bearing C.T.S. No. 165 (PT), 166/A/1(PT) & 169/7/A(PT), New Shyam Nagar, New Balvikas School, Village – Majas, Jogeshwari (East), Mumbai – 400 060, State – Maharashtra, Country – India which is being developed by M/s. Keemaya Build Pvt. Ltd. in order to give the physical progress of work completion as on 30/06/2024 as per amended approved plan dated 14.02.2024.
- While Certifying cost as per plinth area calculation as on 30/06/2024, various important factors such as type & Quality of proposed construction, Specification of building material to be used, grade of the building, height, lead & lift condition, current market price of similar type etc. were given due consideration.
- As per cost incurred certificate issued by CA Certificate actual total expenditure occurred as on 30/06/2024 is ₹ 47.07 Cr.
- Overall physical progress of the rehab building construction as on 30/06/2024 is 69.32% as per physical site inspection.



Our Pan India Presence at :

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|--------------|----------|-------------|-------------|
| 📍 Nanded | 📍 Thane | 📍 Ahmedabad | 📍 Delhi NCR |
| 📍 Mumbai | 📍 Nashik | 📍 Rajkot | 📍 Raipur |
| 📍 Aurangabad | 📍 Pune | 📍 Indore | 📍 Jaipur |

Regd. Office

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