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MSME Reg No: UDYAM-MH-18-008367

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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

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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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| Mumbai     | Nashik | Rajkot    | Raipur    |
| Aurangabad | Pune   | Indore    | Jaipur    |

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