

SECOND 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 Residential Building Wing C on Plot bearing, CTS No. 619/14, 619/15, 619/21A & 619/21B, Motibaug, Opp. R.K Studio, V.N Purav Marg, Village – Borla, Chembur (West), Mumbai – 400 071, 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 Sale Building project situated on plot bearing CTS No. 619/14, 619/15, 619/21A & 619/21B, Motibaug, Opp. R.K Studio, V.N Purav Marg, Village – Borla, Chembur (West), Mumbai – 400 071, State - Maharashtra, Country - India which is being developed by M/s. Meraki Habitats LLP in order to give the physical progress at site and to certify cost incurred towards project as on 30/06/2024.
- ii. **The Construction work as per approved plan was in progress during the site visit on 04th July 2024.**
- iii. **Status of work:**
 - a. **For Sales Building (Wing C):** 4th floor slab work is completed. 5th floor Slab shuttering work is in progress.
- iv. As per cost incurred certificate issued by **CA Certificate actual total expenditure occurred as on 30/06/2024 is ₹ 47.97 Cr. for Residential of Sale Building (Wing C) is proposed of 3 Basement + Ground Floor + 1st Part Podium floor + 2nd to 19th Upper Residential Floors.**
- v. **Overall financial progress as per C.A. certificate including land cost, approval cost, professional, admin, marketing & interest cost as on 30/06/2024 is 49.34% estimated cost of project.**
- vi. **Overall financial progress as per bills provided by the client including land cost, approval cost, professional, admin, marketing & interest cost as on 30/06/2024 is 49.14% estimated cost of project.**
- vii. Overall Physical progress of the sale building construction as on 05/07/2024 is 34% as per physical site inspection.



26/7/24

Our Pan India Presence at :

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