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MSME Reg No: UDYAM-MH-18-0083617 An ISO 9001: 2015 Certified Company CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

LIE Report Prepared for: SBI / SME Chembur Branch / One Meraki C Wing (10147/2307393)

Page 2 of 24

Vastu/SBI/Mumbai/07/202410147/2307393

25/04-397-PY

Date: - 25.07.2024

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,

- 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.
- 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 inspection.

Our Pan India Presence at:

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Thane

Ahmedabad

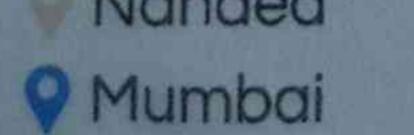
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