

# Vinay Tiwari & Associates

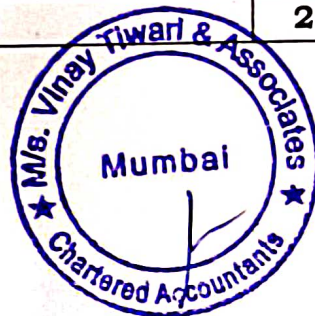
Chartered Accountants

To  
State Bank of India  
Chembur SME Branch  
Mumbai

This is to certify that M/s DGS Township Private Limited is a private limited company, have expended Rs. 173.84 Crore towards construction and development of its residential cum commercial Project "Sheetal Regalia" consisting of two buildings / wings namely: A and B. The project site is situated at S. No. CTS No. 2293-B, Street: Sant Dnyaneshwar Road, Locality: Borivali-East, District: Mumbai, Maharashtra- 400066. The position of project cost and its means of finance as on 30<sup>th</sup> June 2024 is as below-

Details of Cost of Project are as under:

Cost of Project	Rs. in crore		
	Projected Cost	Incurred till Jun24	To be Incurred
Acquisition cost of land	2.86	2.86	-
Tenant Cost (Corpus Fund, Rent, Shifting, brokerage cost etc.)	41.21	20.81	20.40
Approval Cost	31.15	24.67	6.48
Construction Cost including advances to vendors (Sale & Member building)	159.52	99.97	59.55
Construction Cost (PTC building)	14.95	6.70	8.25
Architect & Consultancy Expenses	1.12	1.25	-0.13
Admin and Overhead Cost	2.62	2.14	0.48
Selling & Marketing Cost	5.62	5.11	0.51
Interest to Bank Finance	23.99	2.88	21.11
Other Current Assets (incl. DSRA & Bank Bal.)	--	7.46	-7.46
<b>Total</b>	<b>283.04</b>	<b>173.84</b>	<b>109.20</b>



# Vinay Tiwari & Associates

Chartered Accountants

Details of Means of Finance for above cost areas under:

Rs. in crore

Means of Finance	Projected Means	Infused till Jun24	To be Infused
Share Capital (including R&S)	25.00	8.60	16.40
Unsecured Loan from Promoters & Relatives	35.00	32.85	2.15
Project Specific Term Loan	112.00	54.70	57.30
Booking advance from customers	111.04	77.69	33.35
Vendor Payable	-	-	-
<b>Total</b>	<b>283.04</b>	<b>173.84</b>	<b>109.20</b>

We have verified the construction cost of Rs. 99.97 crores from the original invoice raised in the name of M/s DGS Township Private Limited for the project "Sheetal Regalia", situated at Borivali-East.

We have checked books of accounts of the company, the invoices etc. and clarify that the aforesaid information is verified and found to be true.

Thanking You,

For M / s. Vinay Tiwari & Associates  
Chartered Accountants  
FRN : 161321W

*Vinay Tiwari*  
(Vinay Tiwari)  
Proprietor  
M. No. 136282



UDIN: 24136282BKCJZP9670

Date: -23<sup>rd</sup> July 2024