

## SECOND LENDERS INDEPENDENT ENGINEER REPORT

To,

**State Bank of India**

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 Redevelopment of existing building known as Ram Niwas, Nath Niwas, & Gool Sorab on Plot bearing CTS. No. 802, 803 & 804, Khetwadi 7th Lane, Girgaon Division, Girgaon, Mumbai – 400 004, State – Maharashtra, Country – India

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

Dear Sir,

The Construction work as per approved plan was in progress during the site visit on 04<sup>th</sup> July 2024. Total expenditure occurred as on 30/06/2024 on this project by M/s. Anupam Creation is ₹ 21.50 Cr. & as per CA Certificate actual total expenditure occurred as on 30/06/2024 is ₹ 22.03 Cr. Hence, release of Balance Amount as requested by M/s. Anupam Creation is hereby recommended.

### DECLARATION

- The information furnished in the report is based on our 2<sup>nd</sup> site visit Dated 04/07/2024 & Document Provided by Client.
- Vastukala 1<sup>st</sup> LIE Report of the project dated 30/03/2024.
- Vastukala Project Report of the project dated 15/12/2023.
- Vastukala Cost Vetting Report of the project dated 15/12/2023.
- I have no direct and indirect interest in the property examined for report.
- I have not been found guilty of misconduct in my professional capacity.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.08.08 10:17:25 +05'30'

Auth. Sign.

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. IBBI/RV/07/2018/10366  
Encl.: LIE report



09.08.24

### Our Pan India Presence at :

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

### Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, **Mumbai**: 400072, (M.S), India  
☎ +91 2247495919  
✉ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)  
🌐 [www.vastukala.co.in](http://www.vastukala.co.in)