

## SECOND LENDERS INDEPENDENT ENGINEER REPORT

To,

**State Bank of India**

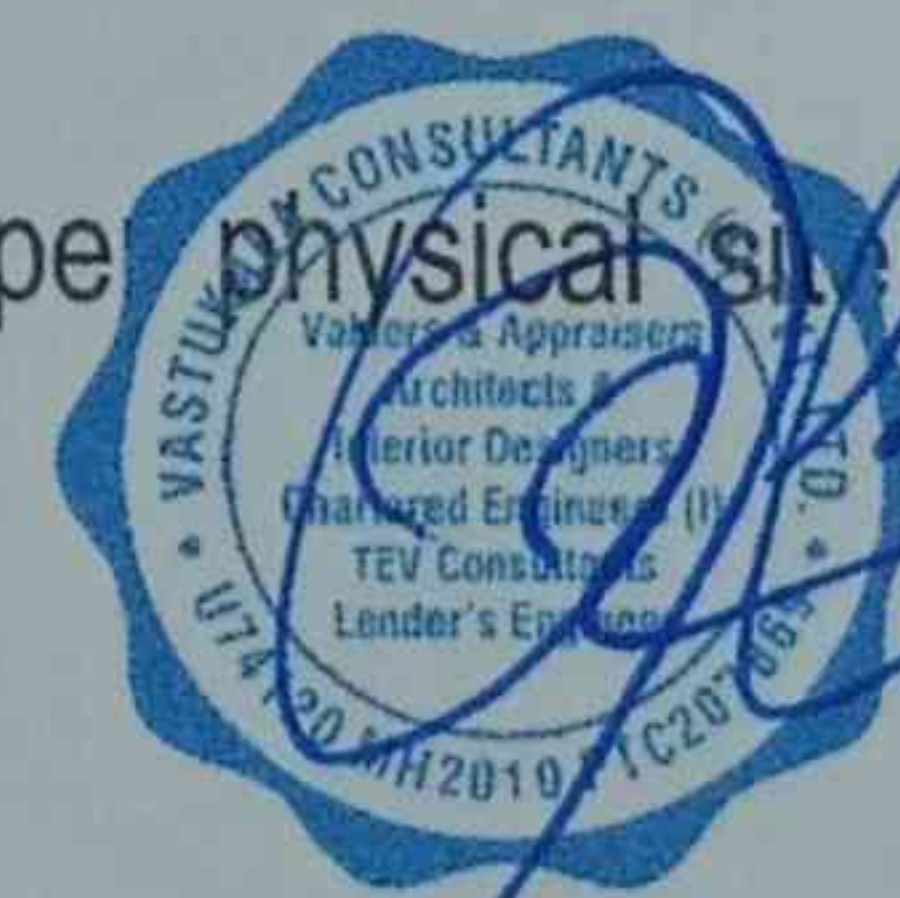
SME Chembur Branch  
Unit No. 11, Building No. 11,  
Ground Floor, Corporate Park,  
Sion Trombay Road, Chembur,  
Mumbai, Pin Code – 400 071,  
State - Maharashtra, Country – India

Subject: Construction of Proposed Redevelopment of existing building No. 18 – A & B, known as Dindoshi Ekta CHSL on Plot bearing S. No. 31 & 39, CTS. No. 110(pt.) & 146 (pt.), Shivdham Complex, Gen. A. K. Vaidya Marg, Village – Dindoshi, Malad (East), Mumbai – 400 097, 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 Rehab and Sale Building project situated on plot bearing C S. No. 31 & 39, CTS. No. 110(pt.) & 146 (pt.), Shivdham Complex, Gen. A. K. Vaidya Marg, Village – Dindoshi, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India which is being developed by M/s. DGS Township Pvt. Ltd. in order to give the physical progress at site and to certify cost incurred towards project as on 30/03/2024.
- ii. **The Construction work as per approved plan was in progress during the site visit on 06<sup>th</sup> July 2024.**
- iii. **Status of work:**
  - a. **For Sales Building (Wing A & B):** 13<sup>th</sup> floor slab work is completed, Ground to 6<sup>th</sup> Floor Blockwork, Ground to 3<sup>rd</sup> floor plaster work, Ground to 2<sup>nd</sup> tiling, flooring, door and windows, electrical work, plumbing work are completed. 14<sup>th</sup> floor 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 ₹ 67.92 Cr. for Commercial cum Residential of Sale Building (Wing A & B) is proposed of Basement + Ground Floor + 1st to 33rd Upper Floors.
- v. Overall financial progress as per C.A. certificate including land cost as on 30/06/2024 is 58.32% estimated cost of project.
- vi. Overall financial progress as per bills as on 30/06/2024 is 62.09% estimated cost of project.
- vii. Overall Physical progress of the sale building construction as on 06/07/2024 is 30.81% as per physical site inspection.




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### 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)