



**VASTUKALA**  
Unlocking Excellence

[www.vastukala.co.in](http://www.vastukala.co.in)

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

# Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 34

Vastu/SBI/Mumbai/10/2024/12027/2308776

23/16-316-PY

Date: - 21.10.2024

## THIRD 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):** 20<sup>th</sup> floor slab work is completed, Ground to 12<sup>th</sup> Floor & 14<sup>th</sup> & 15<sup>th</sup> floor Blockwork, Plaster work, Ground to 3<sup>rd</sup> tiling, flooring, door and windows, electrical work, plumbing work, Lift, firefighting, painting, sanitary fitting work are completed. 21<sup>st</sup> floor shuttering work is in progress.
- iv. **As per cost incurred certificate issued by CA Certificate actual total expenditure occurred as on 30/09/2024 is ₹ 79.71 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 30/09/2024 is 68.44% estimated cost of project.**
- vi. **Overall financial progress as per bills as on 30/09/2024 is 67.20% estimated cost of project.**
- vii. Overall Physical progress of the sale building construction as on 07/10/2024 is 41.37% as per physical site inspection.



### 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**  
**www.vastukala.co.in**

