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Vastukala Consultants (I) Pvt. Ltd.

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Vastu/SBI/Mumbai/11/2024/10688/2308936
06/06/21-PY
Date: - 06.11.2024

FIRST LENDERS INDEPENDENT ENGINEER REPORT

To,

State Bank of India
Commercial Branch (Vile Parle) Branch
Parle Square Building, 3rd Floor,
B.N. Agarwal Commercial Complex,
Monghibai Road,
Vile Parle (East), Mumbai - 400 057,
State - Maharashtra, Country - India

Subject: Construction of Proposed Redevelopment of Residential cum Commercial building No. 19 on Plot bearing C. S. No. 969, C Ward, Ward No. C - 3018 - 23, Street No. 21 - 29, Bhuleshwar Division, Papatwadi, Kalbadevi, Mumbai - 400 002, 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. 969, C Ward, Ward No. C - 3018 - 23, Street No. 21 - 29, Bhuleshwar Division, Papatwadi, Kalbadevi, Mumbai - 400 002, State - Maharashtra, Country - India which is being developed by M/s. Myra Infrastructure in order to give the physical progress at site and to certify cost incurred towards project as on 30/06/2024.
- ii. The Construction work as per approved plan was in progress during the site visit on 17th August 2024.
- iii. Status of work:
 - a. For Rehab Cum Sale Building: Till 8th Floor Slab work, 1st to 4th floor blockwork, plaster work, gypsum, door & windows frame work, 1st to 3rd floor flooring, waterproofing work are completed. 9th Floor Shuttering Work & 5th floor Block Work is in progress.
- iv. As per cost incurred certificate issued by CA Certificate actual total expenditure occurred as on 30/06/2024 is ₹ 23.26 Cr. for Rehab cum Sale Building & overall financial progress is 50.53% estimated cost of project.
- v. As per bills actual total expenditure occurred as on 30/06/2024 is ₹ 21.74 Cr. for Residential of Rehab cum Sale Building & overall financial progress is 47.23% estimated cost of project.
- vi. Overall Physical progress of the rehab building construction as on 17/08/2024 is 23.88% as per physical site inspection.

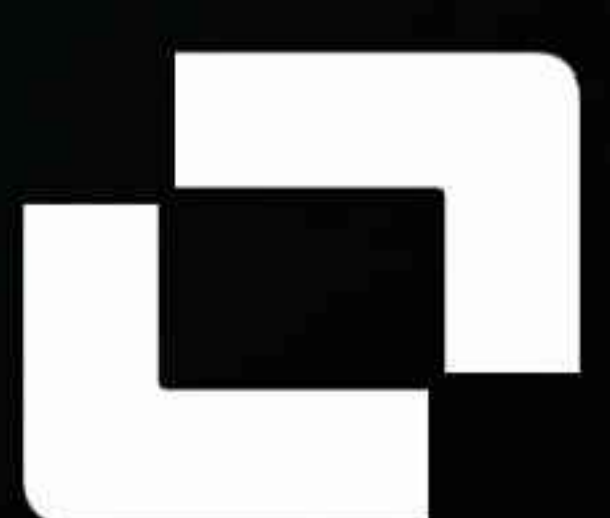


Our Pan India Presence at :

Nanded Thane Ahmedabad Delhi NCR
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