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Vastukala Consultants (I) Pvt. Ltd.

LIE Report Prepared For: State Bank of India/ SME Chembur Branch / Sai Aradhya (12324/2309015)

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Vastu/SBI/Mumbai/11/2024/12324/2309015

12/19-100-PY

Date: - 12.11.2024

SIXTEENTH LENDER'S 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 Residential Building "Sai Aradhya", Proposed Redevelopment of Building Bearing F.P. No. 188 & 195, C. S. No. 1654 & 1/1654, TPS IV of Mahim Division at D. L. Vaidya Road, Dadar (West), Mumbai, Pin Code - 400 028, State - Maharashtra, Country - India.

Ref: Your Request for Lender's Independent Engineer Report of under Construction Building.

Dear Sir,

- i. As per your instruction, we have inspected the under-construction Rehab cum Sale Building project situated on plot bearing F.P. No. 188 & 195, C. S. No. 1654 & 1/1654, TPS IV of Mahim Division at D. L. Vaidya Road, Dadar (West), Mumbai, Pin Code - 400 028, State - Maharashtra, Country - India which is being developed by M/s. Mangal Murti Developers in order to give the physical progress at site and to certify cost incurred towards project as on 30/09/2024.
- ii. **The Construction work as per approved plan was in progress during the site visit on 16th October 2024.**
- iii. **Status of work:**
 - a. **For Rehab cum Sale Building:** Slab work, blockwork, plaster work, flooring, kitchen platform, kitchen & toilet tiling, waterproofing, firefighting, gypsum work, plumbing & electrical concealed work are completed, Doors & Windows & 1 lift are installed & 1 Lift, Painting, Sanitary fitting & final finishing work is in progress.
Rehab cum Sale building work is delay by 1 year.
- iv. As per cost incurred certificate issued by **CA Certificate actual total expenditure occurred as on 30/09/2024 is ₹ 55.19 Cr. for Rehab cum Sale Building & overall financial progress is 108.58% estimated cost of project.**
- v. As per bills **actual total expenditure occurred as on 30/09/2024 is ₹ 55.20 Cr. for Residential of Rehab cum Sale Building & overall financial progress is 108.59% estimated cost of project.**
- vi. Overall Physical progress of the rehab cum sale building construction as on 16/10/2024 is 94.01% as per physical site inspection.



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