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## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/SBI/Mumbai/11/2024/12338/2309025

13/04-110-PY

Date: - 13.11.2024

### THIRD 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 Proposed Residential Building Wing C on Plot bearing, CTS No. 619/14, 619/15, 619/21A & 619/21B, Motibaug, Opp. R.K Studio, V.N Purav Marg, Village – Borla, Chembur (West), Mumbai – 400 071, 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 Sale Building project situated on plot bearing CTS No. 619/14, 619/15, 619/21A & 619/21B, Motibaug, Opp. R.K Studio, V.N Purav Marg, Village – Borla, Chembur (West), Mumbai – 400 071, State - Maharashtra, Country - India which is being developed by M/s. Meraki Habitats LLP 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 16<sup>th</sup> October 2024.**
- iii. **Status of work:**
  - a. **For Sales Building (Wing C):** Till 14<sup>th</sup> floor slab work, 2<sup>nd</sup> to 6<sup>th</sup> & 8<sup>th</sup> to 10<sup>th</sup> floor block work, 2<sup>nd</sup> to 6<sup>th</sup> & 8<sup>th</sup> to 9<sup>th</sup> floor plaster work, 7<sup>th</sup> & 11<sup>th</sup> floor 50% block work and 10<sup>th</sup> floor 75% plaster work is completed. 15<sup>th</sup> floor Slab 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 ₹ 59.96 Cr. for Residential of Sale Building (Wing C) & overall financial progress is 61.67% estimated cost of project.**
- v. As per bills **actual total expenditure occurred as on 30/09/2024 is ₹ 60.13 Cr. for Residential of Sale Building (Wing C) & overall financial progress is 61.85% estimated cost of project.**
- vi. Overall Physical progress of the sale building construction as on 05/07/2024 is 51.05% as per physical site inspection.



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