

Amit.



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Vastukala Consultants (I) Pvt. Ltd.

LIE Report Prepared for: SBI / Bassein Taluka Ind. Estate Branch / Blossom Bldg. 6 Wing C & D (12394/2309055) Page 2 of 44

Vastu/SBI/Mumbai/11/2024/12394/2309055

15/01-140-PY

Date: - 15.11.2024

FIRST LENDERS INDEPENDENT ENGINEER REPORT

To,

State Bank of India

Bassein Taluka Industrial Estate Branch

Gavrai Pada, Vasai (East),

Taluka – Vasai, District – Palghar,

Pin Code – 401 201,

State - Maharashtra, Country – India.

Subject: Construction of Proposed Redevelopment of existing building known as Ram Niwas, Nath Niwas, & Gool Sorab on Plot bearing CTS. No. 802, 803 & 804, Khetwadi 7th Lane, Girgaon Division, Girgaon, Mumbai – 400 004, State – Maharashtra, Country – India

Ref: You're Request for Lenders Independent Engineer Report of under Construction Building.

Dear Ma'am,

- i. As per your instruction, we have inspected the under-construction Sale Building project situated on plot bearing Survey No. 121, Hissa No. 5 & 6 (A & B), Survey No. 125, Hissa No. 4 (4A, 4B, 4C) & 7 (7A, 7B), Suyog Nagar, Village – Diwanman, Vasai (West), Taluka – Vasai, District – Palghar, Pin Code – 401 202, State – Maharashtra, Country – India which is being developed by M/s. Ananda Developers in order to give the physical progress at site and to certify cost incurred towards project as on 31/08/2024.
- ii. The Construction work as per approved plan was in progress during the site visit on 08th August 2024.
- iii. Status of work:
 - a. For Sale Building (Wing C): Till 3rd Floor Slab work is completed.
Sale building (Wing C) work is delay by 5 months.
 - b. For Sale Building (Wing D): Till 13th Floor Slab work, 1st & 8th floor block work, 1st to 4th floor 40% plaster work is completed, 14th floor shuttering work is in progress & 9th floor block work is in progress.
Sale building (Wing D) work is delay by 1 month.
- iv. As per cost incurred certificate issued by CA Certificate actual total expenditure occurred as on 31/08/2024 is ₹ 35.68 Cr. for Sale Building (Wing C & D) & overall financial progress is 32.88% estimated cost of project.
- v. As per bills actual total expenditure occurred as on 31/08/2024 is ₹ 35.82 Cr. for Residential of Sale Building (Wing C & D) & overall financial progress is 33.01% estimated cost of project.

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18/11/24



Our Pan India Presence at :

- Nanded
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- Mumbai
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Regd. Office

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