

Vastukala Consultants (I) Pvt. Ltd.

LIE Report Prepared for: SBI / SME Chembur Branch / Shanti Sadan (13591/2310000) Page 2 of 27

Vastu/SBI/Mumbai/01/2025/13591/2310000

10/02-119-PY Date: - 10.01.2025

Damini Son-ema 18.1 MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001: 2015 Certified Company

CIN: U74120MH2010PTC207869

SECOND 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

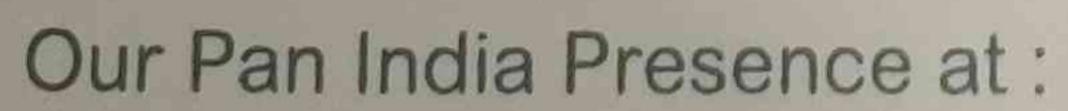
Subject: Construction of Proposed Redevelopment of the Existing Building Known as "Shanti Sadan Co – operative Housing Society Limited on Plot Bearing F. P. No. 50, TPS Vile Parle No. VI (1st Variation) (Final), Dadabhai Road, Navpada, Vile Parle (West), Mumbai – 400 056, Maharashtra, India.

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 cum Sale Building project situated on plot bearing C.T.S. No. 503C, S. No. 212A, Hissa No. 3, S. No. 214 Part, Plot No. 1, Azad Lane, Off S. V. Road, K / W Ward, Village Vile Parle, Andheri (West), Mumbai 400 058, State Maharashtra, Country India which is being developed by M/s. Shree Hans Realtors LLP in order to give the physical progress at site and to certify cost incurred towards project as on 30/11/2024.
- ii. The Construction work as per approved plan was in progress during the site visit on 07th January 2025.
- iii. Status of work:
 - a. For Rehab cum Sales Building: 2nd Floor bottom slab work is completed.
- iv. As per cost incurred certificate issued by CA Certificate actual total expenditure occurred as on 31/12/2024 is ₹ 5.48 Cr. for Residential of Rehab cum Sale Building & overall financial progress is 18.68% estimated cost of project.
- v. As per bills actual total expenditure occurred as on 31/12/2024 is ₹ 5.45 Cr. for Residential of Rehab cum Sale Building & overall financial progress is 18.57% estimated cost of project.
- vi. Overall Physical progress of the sale building construction as on 07/01/2025 is 16.49% as per physical site inspection.





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Regd. Office

B1-001, 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

