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*Damini Saxe*  
MSME Reg No: UDYAM-MH-18-0083617  
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CIN: U74120MH2010PTC207869

## 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

### 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 07<sup>th</sup> January 2025.**
- iii. **Status of work:**
  - a. **For Rehab cum Sales Building:** 2<sup>nd</sup> 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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- |              |          |             |             |
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