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Damini Sapre

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Vastukala Consultants (I) Pvt. Ltd.

LIE Report Prepared for: SBI / SME Chembur Branch / Aneesh Apartment CHSL (12713/2309304) Page 2 of 30

Vastu/SBI/Mumbai/12/2024/12713/2309304

02/02-02-PY

Date: - 29.11.2024

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 Building 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.

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. Banaji Silverline Developers LLP 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 18th October 2024.**
- iii. **Status of work:**
 - a. **For Rehab cum Sales Building:** Excavation work & Plinth work is completed, 1st floor 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 ₹ 10.69 Cr. for Residential of Rehab cum Sale Building & overall financial progress is 23.97% estimated cost of project.**
- v. As per bills **actual total expenditure occurred as on 30/09/2024 is ₹ 10.42 Cr. for Residential of Rehab cum Sale Building & overall financial progress is 23.37% estimated cost of project.**
- vi. Overall Physical progress of the sale building construction as on 18/10/2024 is 14% as per physical site inspection.



Our Pan India Presence at :

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|--------------|----------|-------------|-------------|
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Regd. Office

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