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Vastukala Consultants (I) Pvt. Ltd.

Vastu/SBI/Mumbai/01/2025/13874/2310190

23/15-309-PY

Date: - 23.01.2025

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 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, 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, Maharashtra, 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 07th January 2025.**
- iii. **Status of work:**
 - a. **For Rehab cum Sales Building:** 6th floor slab work is completed, 7th floor shuttering work & 1st to 3rd floor block work is in progress.
- iv. **As per cost incurred certificate issued by CA Certificate actual total expenditure occurred as on 31/12/2024 is ₹ 11.67 Cr. for Residential of Rehab cum Sale Building & overall financial progress is 26.16% estimated cost of project.**
- v. **As per bills actual total expenditure occurred as on 31/12/2024 is ₹ 18.67 Cr. for Residential of Rehab cum Sale Building & overall financial progress is 41.86% estimated cost of project.**
- vi. Overall Physical progress of the rehab cum sale building construction as on 07/01/2025 is 35% as per physical site inspection.
- vii. Construction Cost of the sale building construction including Shuttering Material, other material on site & Advance payment to the Vendors till 31/12/2024 is 59.20% as per bills.



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Regd. Office

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