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Vastukala Consultants (I) Pvt. Ltd.

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Vastu/SBI/Mumbai/11/2024/12358/2309031

13/10-116-PY

Date: - 13.11.2024

THIRD LENDERS INDEPENDENT ENGINEER REPORT

To,

State Bank of India

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 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 Sir,

- i. As per your instruction, we have inspected the under-construction 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 which is being developed by M/s. Anupam Creation 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 Sale Building:** 16th Floor Slab work, 1st & 10th floor block work & Plaster work, 11th floor 80% block work is completed, 17th floor shuttering work is in progress & 11th floor plaster work is in progress.
Rehab cum Sale building work is delay by 1 month.
- iv. As per cost incurred certificate issued by CA Certificate actual total expenditure occurred as on 30/09/2024 is ₹ 69.20 Cr. for Rehab & Sale Building & overall financial progress is 36.70% estimated cost of project.
- v. As per bills actual total expenditure occurred as on 30/09/2024 is ₹ 24.19 Cr. for Residential of Rehab & Sale Building & overall financial progress is 38.34% estimated cost of project.
- vi. Overall Physical progress of the rehab & sale building construction as on 18/10/2024 is 47.38% as per physical site inspection.



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