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Damini Sanyal Saurabh

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 / Shreeji Heights (13910/2310229)

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Vastu/SBI/Mumbai/01/2025/13910/2310229

25/10-348-PY

Date: - 25.01.2025

FOURTH 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, Maharashtra, 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 07th January 2025.**
- iii. **Status of work:**
 - a. **For Rehab cum Sale Building:** 21st Floor Slab work, 1st & 12th floor & 14th to 16th floor block work & Plaster work, 17th floor 40% block work, 1st to 12th floor door & window frame, water proofing, kitchen platform, firefighting, 1st to 9th toilet tiling work is completed, 22nd floor shuttering work is in progress & 17th floor plaster work is in progress.
Rehab cum Sale building work is delay by 39 Days.
- iv. As per cost incurred certificate issued by **CA Certificate actual total expenditure occurred as on 31/12/2024 is ₹ 29.32 Cr. for Rehab & Sale Building & overall financial progress is 46.46% estimated cost of project.**
- v. As per bills **actual total expenditure occurred as on 31/12/2024 is ₹ 29.00 Cr. for Residential of Rehab & Sale Building & overall financial progress is 45.96% estimated cost of project.**
- vi. Overall Physical progress of the rehab & sale building construction as on 07/01/2025 is 61.12% as per physical site inspection.



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Regd. Office

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