

SECOND LENDER'S INDEPENDENT ENGINEER REPORT

To,

The Branch Manager,

State Bank of India

Panvel Branch

278/1, Safiya Terrace,

Mulla Park, M. G. Road,

Panvel, Navi Mumbai, PIN – 410 206,

Maharashtra, India

Subject: Construction of Proposed Residential cum Commercial building on Plot bearing Plot No. 59, Sector No. 34A, Kharghar, Navi Mumbai, Taluka & District – Panvel, PIN – 410 210, 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 Proposed Residential cum Commercial building on Plot bearing Plot No. 59, Sector No. 34A, Kharghar, Navi Mumbai, Taluka & District – Panvel, PIN – 410 210, Maharashtra, India which is being developed by M/s. Mass Realty in order to give the physical progress at site and to certify cost incurred towards project as on 31/12/2024.
- ii. **The Construction work as per approved plan was in progress during the site visit on 28th January 2025.**
- iii. **Status of work:**
 - a. **For Sale Building:** Till 13th Floor Slab work, Ground Floor + Mezzanine & 4th to 10th floor block work, 5th & 6th floor & 7th floor (5 flats) Plaster work, Ground + 7th floor door frame & window frame water proofing work is completed, 14th floor shuttering work is in progress & 11th floor block work & 8th floor plaster work is in progress.
- iv. As per cost incurred certificate issued by CA Certificate actual total expenditure occurred as on 31/12/2024 is ₹ 35.52 Cr. for Sale Building & overall financial progress is 53.20% estimated cost of project.
- v. As per bills actual total expenditure occurred as on 31/12/2024 is ₹ 35.53 Cr. for Residential of Sale Building & overall financial progress is 53.23% estimated cost of project.
- vi. Overall Physical progress of the sale building construction as on 28/01/2025 is 45.20% as per physical site inspection.

13/2/2025
@mjh
Received



Our Pan India Presence at :

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|--------------|----------|-------------|-------------|
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