

Kolone MSME Reg No: UDYAM-MH-18-0083617 An ISO 9001: 2015 Certified Company CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

LIE Report Prepared for: SBI / Panvel Branch / Mass Insignia

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Vastu/SBI/Mumbai/02/2025/14209/2310470 10/01-120-PY

Date: - 10.02.2025

## 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,

- 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.
- 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.
- 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.

Overall Physical progress of the sale building construction as on 28/01/2025 is 45.20% as per physical site inspection.

Thane

Ahmedabad O Delhi NCR

Rajkot

Raipur

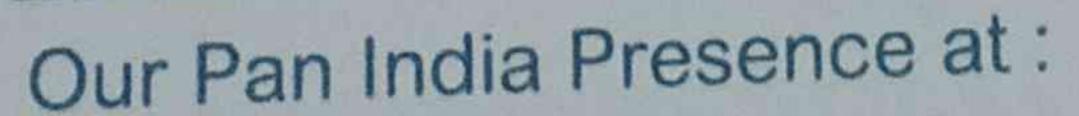
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Nanded

Nashik

Jaipur