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Vastukala Consultants (I) Pvt. Ltd.

LIE Report Prepared for: SBI / SME Chembur Branch / One Meraki C Wing Page 2 of 29

Vastu/SBI/Mumbai/02/2025/14327/2310561

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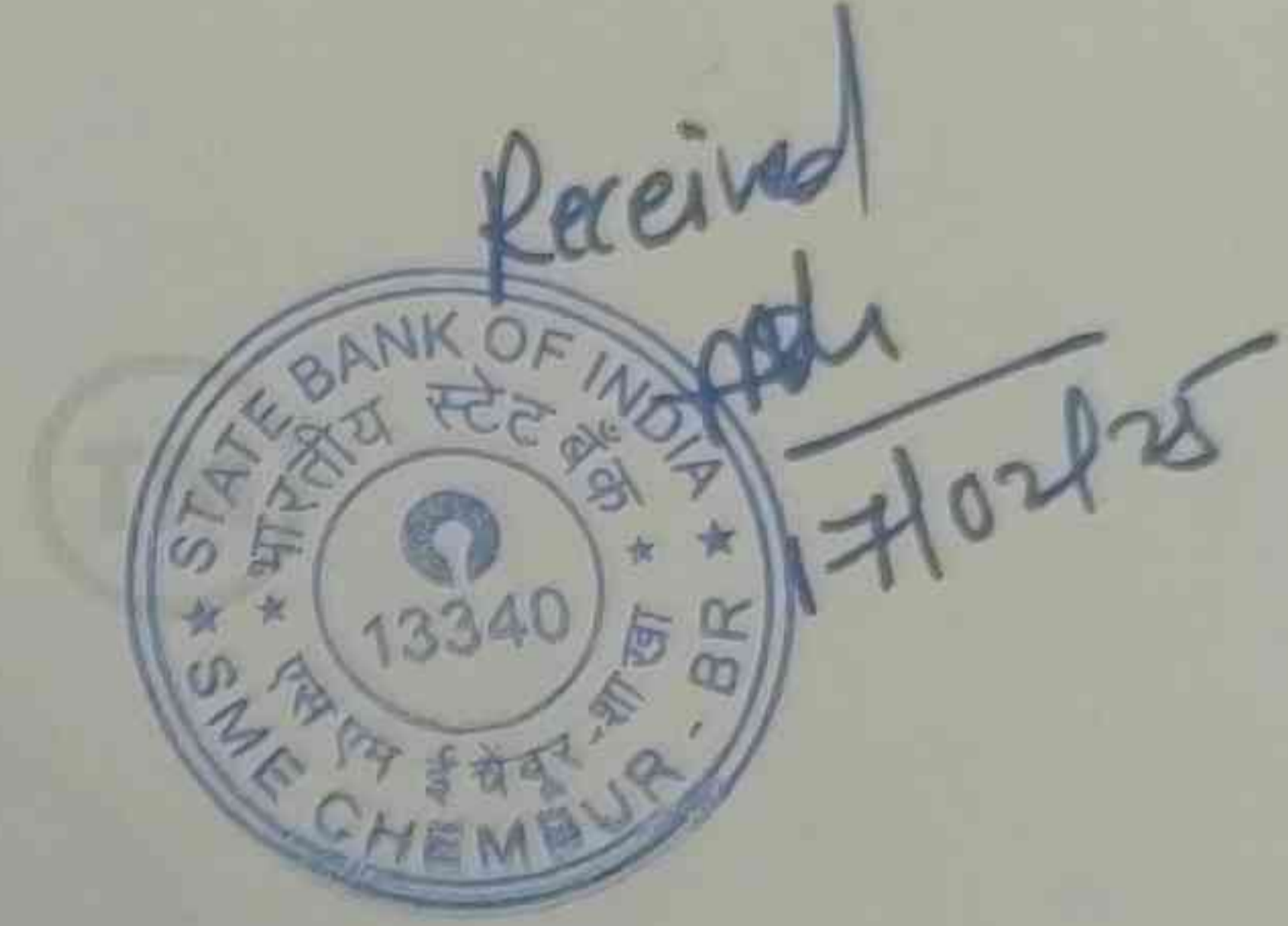
Date: - 14.02.2025

FOURTH 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 – 400 071,
Maharashtra, India



Subject: Construction of Proposed Residential Building Wing C on Plot bearing, CTS No. 619/14, 619/15, 619/21A & 619/21B, Motibaug, Opp. R.K Studio, V.N Purav Marg, Village – Borla, Chembur (West), Mumbai – 400 071, 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 Sale Building project situated on plot bearing CTS No. 619/14, 619/15, 619/21A & 619/21B, Motibaug, Opp. R.K Studio, V.N Purav Marg, Village – Borla, Chembur (West), Mumbai – 400 071, Maharashtra, India which is being developed by M/s. Meraki Habitats LLP 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 8th January 2025.**
- iii. **Status of work:**
 - a. **For Sales Building (Wing C):** Slab work, Till 16th floor block work, plaster work. 17th 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 ₹ 78.51 Cr. for Residential of Sale Building (Wing C) & overall financial progress is 80.75% estimated cost of project.
- v. As per bills actual total expenditure occurred as on 31/12/2024 is ₹ 77.70 Cr. for Residential of Sale Building (Wing C) & overall financial progress is 79.92% estimated cost of project.
- vi. Overall Physical progress of the sale building construction as on 08/01/2025 is 66.97% as per physical site inspection.



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Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, Mumbai: 400072, (M.S), India

☎ +91 2247495919

✉ mumbai@vastukala.co.in

🌐 www.vastukala.co.in

