

Vinay Tiwari & Associates

Chartered Accountants

To
State Bank of India
Diamond Garden (Chembur)
Mumbai

This is to certify that M/s DGS Township Private Limited is a private limited company, having expanded Rs. 241.27 Crore towards construction and development of its residential cum commercial Project "Sheetal Regalia" consisting of two buildings / wings namely: A and B. The project site is situated at S. No. CTS No. 2293-B, Street: Sant Dnyaneshwar Road, Locality: Borivali-East, District: Mumbai, Maharashtra- 400066. The position of project cost and its means of finance as on 31st December 2024 is as below-

Details of Cost of Project are as under:

Cost of Project	Rs. in crore			
	Projected Cost	Revised Cost	Incurred till Dec-24	To be Incurred
Acquisition cost of land	2.86	2.86	2.86	-
Tenant Cost (Corpus Fund, Rent, Shifting, brokerage cost etc.)	41.21	41.21	28.06	13.15
Approval Cost	31.15	31.15	31.09	0.06
Construction Cost including advances to vendors (Sale & Member building)	159.52	169.92	139.97	29.95
Construction Cost (PTC building)	14.95	14.95	11.50	3.45
Architect & Consultancy Expenses	1.12	1.12	1.12	-
Admin and Overhead Cost	2.62	2.62	2.62	-
Selling & Marketing Cost	5.62	5.62	5.31	0.31
Interest to Bank Finance	23.99	25.88	6.73	19.15
DSRA & Other CA (i.e. Receivables, Advance Tax etc.)	-	-	12.01	(12.01)
Total	283.04	295.33	241.27	54.06



Vinay Tiwari & Associates

Chartered Accountants

Details of Means of Finance for above cost areas under:

Rs. in crore

Means of Finance	Projected Means	Projected Means	Infused till Dec-24	To be Infused
Share Capital including R&S	25.00	25.00	25.00	-
Unsecured Loan from Promoters / Relatives	35.00	35.00	27.82	7.18
Term Loan	112.00	112.00	88.79	23.21
Booking Advance from Customers	111.04	123.33	99.66	23.67
Payables	-	-	-	-
Total	283.04	295.33	241.27	54.06

We have checked books of accounts of the company, the invoices etc. and clarify that the aforesaid information is verified and found to be true.

Thanking You,

For M / s. **Vinay Tiwari & Associates**
Chartered Accountants
FRN: 161321W

Vinay Tiwari
(Vinay Tiwari)
Proprietor
M. No. 136282



UDIN: **25136282BMNYIA2847**

Date: -13th February, 2025