

# Vinay Tiwari & Associates

Chartered Accountants

To  
State Bank of India  
Diamond Garden (Chembur Branch)  
Sion Trombay Road  
Mumbai-400071

This is to certify that **M/s DGS Township Private Limited** is a private limited company, have expanded **Rs. 86.06 Crore** towards construction and development of its residential cum commercial Project "**Sheetal Ekta**" consisting of One building. The project site is situated at Survey no. 31 & 39, CTS No. 110(PT) and 146(PT), Street Shivdham Complex, Gen A K Vadiya Marg, Dindoshi, Malad (East), Mumbai, Maharashtra - 400 097. The position of project cost and its means of finance as on 30<sup>th</sup> September 2024 is as below-

Details of Cost of Project are as under:

Cost of Project	Rs. in crore		
	Projected Cost	Incurred till Sep24	To be Incurred
Acquisition cost of land	1.56	1.56	-
Tenant Cost (Corpus Fund, Rent, Shifting, brokerage cost etc.)	14.71	11.32	3.39
Approval Cost	28.20	28.20	-
Construction Cost including advances to vendors (Sale & Member building)	54.69	33.57	21.12
Architect & Consultancy Expenses	1.07	0.87	0.20
Admin and Overhead Cost	2.57	1.71	0.86
Selling & Marketing Cost	2.67	1.37	1.30
Interest to Bank Finance	7.52	1.11	6.41
Other Current Assets (incl. DSRA & Bank Bal.)	--	6.35	-6.35
<b>Total</b>	<b>112.99</b>	<b>86.06</b>	<b>26.93</b>



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Details of Means of Finance for above cost areas under:

Rs. in crore

Means of Finance	Projected Means	Infused till Sep24	To be Infused
Share Capital (including R&S)	15.00	15.00	-
Unsecured Loan from Promoters & Relatives	10.00	8.27	1.73
Project Specific Term Loan	45.00	23.06	21.94
Booking advance from customers	42.99	39.73	3.26
Vendor Payable	-	-	-
<b>Total</b>	<b>112.99</b>	<b>86.06</b>	<b>26.93</b>

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: 24136282BKCKBO2040

Date: -15<sup>th</sup> October 2024