

Vastukala Consultants (I) Pvt. Ltd.

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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001: 2015 Certified Company

Jul 1 man

Vastu/SBI/Mumbai/10/2024/12027/2308776

23/16-316-PY

Date: - 21.10.2024

THIRD LENDERS 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, Pin Code - 400 071, State - Maharashtra, Country - India

Subject: Construction of Proposed Redevelopment of existing building No. 18 - A & B, known as Dindoshi Ekta CHSL on Plot bearing S. No. 31 & 39, CTS. No. 110(pt.) & 146 (pt.), Shivdham Complex, Gen. A. K. Vaidya Marg, Village - Dindoshi, Malad (East), Mumbai - 400 097, State - Maharashtra, Country - 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 Rehab and Sale Building project situated on plot bearing C S. No. 31 & 39, CTS. No. 110(pt.) & 146 (pt.), Shivdham Complex, Gen. A. K. Vaidya Marg, Village - Dindoshi, Malad (East), Mumbai - 400 097, State - Maharashtra, Country - India which is being developed by M/s. DGS Township Pvt. Ltd. in order to give the physical progress at site and to certify cost incurred towards project as on 30/03/2024.
- The Construction work as per approved plan was in progress during the site visit on 06th July 2024.
- iii. Status of work:
 - a. For Sales Building (Wing A & B): 20th floor slab work is completed, Ground to 12th Floor & 14th & 15th floor Blockwork, Plaster work, Ground to 3rd tiling, flooring, door and windows, electrical work, plumbing work, Lift, firefighting, painting, sanitary fitting work are completed. 21st floor shuttering work is in progress.
- iv. As per cost incurred certificate issued by CA Certificate actual total expenditure occurred as on 30/096/2024 is ₹ 79.71 Cr. for Commercial cum Residential of Sale Building (Wing A & B) is proposed of Basement + Ground Floor + 1st to 33rd Upper Floors.
- v. Overall financial progress as per C.A. certificate including land cost as on 30/09/2024 is 68.44% estimated cost of project.
- vi. Overall financial progress as per bills as on 30/09/2024 is 67.20% estimated cost of project.
- vii. Overall Physical progress of the sale building construction as on 07/10/2024 is 41.37% as per physical site inspection.

Our Pan India Presence at:

Nanded

Thane

Ahmedabad

Oelhi NCR

Raipur

Jaipur

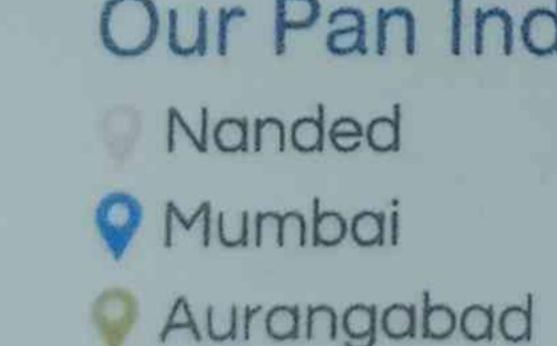
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P Nashik Pune

Indore

Raikot