

# Vinay Tiwari & Associates

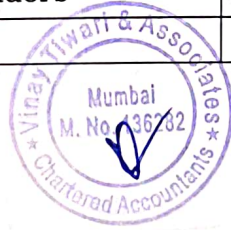
Chartered Accountants

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 expended **Rs. 103.37 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 31<sup>st</sup> 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	1.56	1.56	1.56	-
Tenant Cost (Corpus Fund, Rent, Shifting, brokerage cost etc.)	14.71	14.71	12.07	2.64
Approval Cost	11.63	28.20	28.20	-
Construction Cost (incl. development cost)	54.69	54.69	44.60	10.09
Architect & Consultancy Expenses	1.07	1.07	0.97	0.10
Admin and Overhead Cost	2.57	2.57	2.18	0.39
Selling & Marketing Cost	2.67	2.67	2.27	0.40
Interest to Bank Finance	7.52	7.75	1.87	5.88
Other CA & Advances to vendors	-	-	9.65	(9.65)
<b>Total</b>	<b>96.42</b>	<b>113.22</b>	<b>103.37</b>	<b>9.85</b>



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Details of Means of Finance for above cost areas under:

Means of Finance	Projected Means	Revised Means	Rs. in crore	
			Infused till Dec-24	To be Infused
Share Capital including R&S	15.00	15.00	15.00	-
Unsecured Loan from Promoters / Relatives	10.00	10.00	9.72	0.28
Term Loan	45.00	43.00	33.56	9.44
Booking advance from customers	26.42	45.22	45.09	0.13
Payables	-	-	-	-
<b>Total</b>	<b>96.42</b>	<b>113.22</b>	<b>103.37</b>	<b>9.85</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: **25136282BMNYHZ2762**

Date: -14<sup>th</sup> February 2025