

Vinay Tiwari & Associates

Chartered Accountants

To
State Bank Of India
SME 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. 103.22 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 31st December 2024 is as below-

Details of Cost of Project are as under:

Cost of Project	Rs. in crore		
	Projected Cost	Incurred till Dec24	To be Incurred
Acquisition cost of land	1.56	1.56	-
Tenant Cost (Corpus Fund, Rent, Shifting, brokerage cost etc.)	14.71	12.07	2.64
Approval Cost	28.20	28.20	-
Construction Cost including advances to vendors (Sale & Member building)	54.69	48.35	6.34
Architect & Consultancy Expenses	1.07	0.97	0.10
Admin and Overhead Cost	2.57	2.18	0.39
Selling & Marketing Cost	2.67	2.27	0.40
Interest to Bank Finance	7.52	1.87	5.65
Other Current Assets	--	5.75	-5.75
Total	112.99	103.22	9.77



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Details of Means of Finance for above cost areas under:

Rs. in crore

Means of Finance	Projected Means	Infused till Dec 24	To be Infused
Share Capital (including R&S)	15.00	15.00	-
Unsecured Loan from Promoters & Relatives	10.00	9.72	0.28
Project Specific Term Loan	43.00	33.56	9.44
Booking advance from customers (Net of DSRA)	44.99	44.94	0.05
Vendor Payable	-	-	-
Total	112.99	103.22	9.77

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: 25136282BMNYHM4573

Date: -15th January 2025