

## Vastukala Consultants (I) Pvt. Ltd.

LIE Report Prepared for: SBI / SME Chembur Branch / NICCO Residency (14490/2310673) Page 2 of 48

Vastu/SBI/Mumbai/02/2025/14490/2310673

21/04-323-PY

Date: - 21.02.2025

### SEVENTH LENDER'S 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 – 400 071,  
Maharashtra, India

Subject: Construction of Proposed S. R. Scheme Residential building on Plot bearing C.T.S. No. 190 A/6/2(pt), Poonam Nagar, MMRDA Colony, JVLR Road, Village – Majas – III, Jogeshwari (East), Mumbai – 400 093, Maharashtra, India.

**Ref:** You're Request for Lender's Independent Engineer Report of under Construction Building.

Dear Sir,

- i. As per your instruction, we have inspected the under-construction Amenity, Rehab and Sale Building project situated on plot bearing C.T.S. No. 190 A/6/2(pt), Poonam Nagar, MMRDA Colony, JVLR Road, Village – Majas – III, Jogeshwari (East), Mumbai – 400 093, Maharashtra, India which is being developed by M/s. Neelkamal Realty & Construction LLP in order to give the physical progress at site and to certify cost incurred towards project as on 31/12/2024.
- ii. **The Construction work as per approved plan was in progress during the site visit on 07<sup>th</sup> January 2025.**
- iii. **Status of work:**
  - a. **For Rehab Building No. 1:** Till 9<sup>th</sup> floor slab work is completed, 10<sup>th</sup> floor shuttering work & 1<sup>st</sup> to 6<sup>th</sup> floor block work is in progress.  
**Rehab building work is delay by 13 months.**
  - b. **For Amenity Building No. 2:** Building work is completed.
  - c. **For Sales Building No. 3 (Wing A, B & C):** Till 15<sup>th</sup> Floor Slab work is completed, Ground to 10<sup>th</sup> Floor & 11<sup>th</sup> floor (Part) blockwork is completed, Ground, 1<sup>st</sup> & 3<sup>rd</sup> to 10<sup>th</sup> Floor plaster work, waterproofing, gypsum work, kitchen platform, flooring, kitchen tiling & toilet dadoing work, electrical & plumbing conducting is completed, Ground & 1<sup>st</sup> floor firefighting, door and window installed, internal painting work is completed, 2<sup>nd</sup> floor plaster work is completed. 16<sup>th</sup> floor shuttering work is in progress.  
**Sale building (Wing A, B & C) work is delay by 9 months.**
- iv. As per cost incurred certificate issued by CA Certificate actual total expenditure occurred as on 31/12/2024 is ₹ 144.45 Cr. for Amenity, Rehab & Sale Building (Wing A, B & C) & overall financial progress is 44.38% estimated cost of project.



Our Pan India Presence at :

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| 📍 Aurangabad | 📍 Pune   | 📍 Indore    | 📍 Jaipur    |

**Regd. Office**

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