

S. R. CONSULTANTS

CONSULTING STRUCTURAL ENGINEERS

FORM-2
[See Regulation 3]
ENGINEER'S CERTIFICATE

Date: 10th October 2018

To,
M/s. SWAMINARAYAN LIFE SPACE LLP,
2/5, Ratna Niwas, Nehru Road,
Bhaji Market, Dombivli (E) – 421201.

Subject: Certificate of Cost Incurred for Development of **"SWAMINARAYAN CITY PHASE – 1"** for construction of **Three** buildings situated on the plot Bearing Survey No. 60(29), Hissa No. 7, Survey No. 60(29), Hissa No. 8, Survey No. 61(363), Hissa No. 21, 51, 58,80, demarcated by its boundaries (Latitude 19.22849167 and Longitude 73.07213889 Of the end points) Survey No. 61, hissa no.78,79,82 to the North, S.No. 61 H.No. 22,55,56 to the South, S.No. 61 H.No. 12,13 to the East, S.No. 61, H.No. 59,60 to the West of **Mauje Thakurli, Taluka - Kalyan, District - Thane, Pin 421 202** admeasuring **11240 sq.mtrs** area being Developed by **M/s. SWAMINARAYAN LIFE SPACE LLP.**

Ref : MahaRERA Registration Number _____

Sir,

I Subramanya Rao (SR Consultants) have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **"SWAMINARAYAN CITY PHASE – 1"** situated on the plot bearing Survey No. 60(29), Hissa No. 7, Survey No. 60(29), Hissa No. 8, Survey No. 61(363), Hissa No. 21, 51, 58,80, of **Mauje Thakurli, Taluka – Kalyan, District – Thane, Pin 421202**, admeasuring **11240 sq. mtrs** area being developed by **M/s. SWAMINARAYAN LIFE SPACE LLP.**

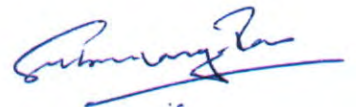
1. Following technical professionals are appointed by Owner / Promoter :—

- (i) **Mr. Vijay Pathak** as an Architect ;
- (ii) **M/s. S.R. Consultants (Mr. Subramanya Rao)** as Structural Consultant
- (iii) **M/s.** as MEP Consultant
- (iv) **Mr. Bhupat M. Zalavadia** as Quantity Surveyor

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project underreference by the Developer and Consultants and the Schedule of items and quantity for the entirework as calculated by **Mr. Bhupat M. Zalavadia** quantity Surveyor appointed by Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 1831909800/-** (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building from the **KDMC** being the Planning Authority under whose jurisdiction the aforesaidproject is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. NIL** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.



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REG. No. STR/R/43



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5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building of the subject project to obtain Occupation Certificate / Completion Certificate from KDMC (planning Authority) is estimated at **Rs. 183,19,09,800/-** (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

Building – “ATHENA”
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No. (1)	Particulars (2)	Amounts (3)
1.	Estimated cost of the building/wing as on 10 th October 2018 date of Registration is	Rs. 58,18,59,000/-
2.	Cost incurred as on 10 th October 2018 (based on the Estimated cost)	-
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 58,18,59,000/-
5.	Cost Incurred on Additional /Extra Items as on 10 th October 2018 not included in the Estimated Cost (Annexure A)	-

Building – “ALMADA”
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No. (1)	Particulars (2)	Amounts (3)
1.	Estimated cost of the building/wing as on 10 th October 2018 date of Registration is	Rs. 58,18,59,000/-
2.	Cost incurred as on 10 th October 2018 (based on the Estimated cost)	-
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 58,18,59,000/-
5.	Cost Incurred on Additional /Extra Items as on 10 th October 2018 not included in the Estimated Cost (Annexure A)	-

Building – “AVEIRO”
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No. (1)	Particulars (2)	Amounts (3)
1.	Estimated cost of the building/wing as on 10 th October 2018 date of Registration is	Rs. 58,18,59,000/-
2.	Cost incurred as on 10 th October 2018 (based on the Estimated cost)	NIL
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 58,18,59,000/-
5.	Cost Incurred on Additional /Extra Items as on 10 th October 2018 not included in the Estimated Cost (Annexure A)	-

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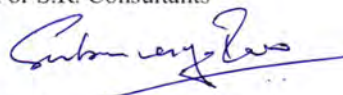
TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No. (1)	Particulars (2)	Amounts (3)
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 10 th October 2018 date of Registration is	Rs. 8,63,32,800/-
2.	Cost incurred as on 10 th October 2018 (based on the Estimated cost)	NIL
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 8,63,32,800/-
5.	Cost Incurred on Additional /Extra Items as on 10 th October 2018 not included in the Estimated Cost (Annexure A)	-

SUBRAMANYA RAO
S. R. CONSULTANTS
REG. No. STR/R/43

Yours Faithfully,
For S.R. Consultants



(Subramanya Rao)
Consulting Structural Engineer
MCGM Registration No. STR / R / 43

*** Note:**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate/Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

Annexure A

List of Extra/Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

NIL

