



S. V. PATEL & ASSOCIATES
CONSULTING ENGINEERS • STRUCTURAL DESIGNERS

B-805, D. S. CORPORATE SQUARE,
BEHIND KANARA BUSINESS CENTER,
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FORM-2

REF NO.: 1238/364/2017

DATE: 04.10.2017

To
M/S. RAJLAXMI DEVELOPERS

Subject: Certificate of Percentage of Completion of Construction Work of "SHREEJI ICONIC PHASE-1", situated on the Plot bearing C.N. No/CTS No./Survey no./ Final Plot no 137/B,148/1 & 2B, 145/1, demarcated by its boundaries (latitude and longitude of the end points) future development of Survey No.- 9/10 to the North, Survey No.148/4 and Survey No.- 148/20 to the South, Survey No.-149/1 to the East, 30 Mts. D. P. Road to the West, Within the Limit of KULGAON BADLAPUR MUNICIPAL COUNCIL, village-SHIRGAON, Taluka- AMBARNATH, District - THANE, PIN - 421503. Admeasuring- 6,918 sq.mts. area being developed by RAJ LAXMI DEVELOPERS. Now construction work is going on 6,257.13 sq. Mtrs FSI out of 8,872.66 sqmts.FSI area approved by KBMC in "SHREEJI ICONIC PHASE-1" Building No. - 1 & Building No.- 3 of the 1ST Phase of the Project [MahaRERA Registration Number].

Ref: Maha RERA Registration Number Applied

Dear Sir,

I, Surendra Patel Proprietor of S. V. PATEL & ASSOCIATES have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MAHA RERA being of "SHREEJI ICONIC PHASE-1", situated on the Plot bearing C.N. No/CTS No./Survey no./ Final Plot no 137/B,148/1 & 2B, 145/1, Within the Limit of KULGAON BADLAPUR MUNICIPAL COUNCIL, village SHIRGAON, Taluka AMBARNATH, District - THANE, PIN - 421503. Admeasuring 6918 sq.mts. area being developed by RAJ LAXMI DEVELOPERS.

Now construction work is going on Building No. - 1 & Building No.- 3 of the 1ST Phase approved by KBMC in "SHREEJI ICONIC PHASE-1" of the project demarcated by its boundaries on as towards North -SURVEY NO148/2 & FUTURE DEVELOPMENT OF SURVEY NO 9/10, on as towards South - SURVEY NO 148/20, East - SURVEY NO-149/1,on as towards West - FUTURE DEVELOPMENT OF SURVEY NO.- 145/1 &137/B (PART),

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

- (i) M/s. URBAN VASTU DESIGNER as L.S. / Architect ;
- (ii) M/s . S.V. PATEL & ASSOCIATES as Structural Consultant
- (iii) Shri Yogesh Choudhary 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 under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Yogesh Choudhary 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 19,42,50,000/- (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(s) from the Kulgaon Badlapur Municipla Council being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.





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4. The Estimated Cost Incurred till date is calculated at Rs. 0.00/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from Kulgaon Badlapur Municipality Council (planning Authority) is estimated at Rs 19,42,50,000/- (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
"Phase I" bearing Building. 1 & 3

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 03/10/2017	Rs. 16,27,50,000/-
2	Cost incurred as on 03/10/2017 (based on the Estimated cost)	Rs.0.00/-
3	Work done in Percentage. (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 16,27,50,000/-
5	Cost Incurred on Additional /Extra Items as on 03/10/2017 not included in the Estimated Cost (Annexure A)	Rs. NIL

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 03/10/2017	Rs. 3,15,00,000 /-
2	Cost incurred as on 03/10/2017 (based on the Estimated cost).	Rs. 0.00
3	Work done in Percentage (as Percentage of the estimated cost).	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 3,15,00,000 /-
5	Cost Incurred on Additional /Extra Items as on 03/10/2017 not included in the Estimated Cost (Annexure A).	Rs. NIL

 Yours Faithfully
(S.V.PATEL)
(Structural Engineer)
(Registration No: STR/P/136)