

JAYESH R. SHAH

B. E. (CIVIL), M. TECH (I.I.T.) Bombay
CHARTERED ENGINEERS
Mob.: 9821096542

TEL.: (O) 2686 2535

(R) 2686 5158

E-mail: sspl_87@yahoo.com

SHAH STRUCTURALS PVT. LTD.

CONSULTING CIVIL ENGINEERS

7, Jyotsna Prakash, 2nd Floor, Opp. Syndicate Bank, Station Road, Goregaon (E), Mumbai - 400 063.

Ref. No. : _____

Date : _____

FORM 2

ENGINEER'S CERTIFICATE

Date: 03/10/2018

To

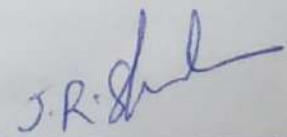
M/s Shraddha Dream Home LLP

301, Sai Heritage, Tilak Road, Above Axis Bank

Ghatkopar East, Mumbai - 400077

Subject: Certificate of Cost Incurred for Development of "**NIPUN GALAXY**" for Construction Work of SRA Redevelopment Building of the Project with RERA Number -- situated on Plot bearing CTS No 31/B (pt) and 35/A (pt) of Village Kanjur, Taluka Kurla, Mumbai Suburban District, Mumbai - 400078, Maharashtra demarcated by its boundaries (latitude and longitude of the end points) **19°08'51.735"N & 72°55'34.922"E to the North 19°08'50.716"N & 72°55'36.217"E to the East 19°08'49.455"N & 72°55'36.222"E to the South 19°08'51.713"N & 72°55'35.992"E to the West** of Division Konkan; Village Kanjur; Taluka Kurla; District Suburban Mumbai PIN 400078 admeasuring 3517.71 sqmtrs. Area being developed by M/s Shraddha Dream Home LLP

Ref: RERA Registration Number --



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Sir

I Shri. Jayesh R. Shah have undertaken assignment of certifying Estimated Cost for the subject real estate project proposed to be registered under RERA, for Construction Work of SRA Redevelopment Building of the Project with RERA Number -- situated on Plot bearing CTS No 31/B (pt) and 35/A (pt) of Village Kanjur, Taluka Kurla, Mumbai Suburban District, Mumbai - 400078, Maharashtra

1. Following technical professionals are appointed by the Promoter;

i) Shri. Ajay Sawant of M/s Architectural Concept as Architect;

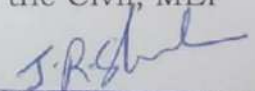
ii) Shri. Jayesh R. Shah as Structural Consultant

iii) Shri Rajendra Bankar as Site Supervisor

iv) Shri. Jayesh R. Shah as Quantity Surveyor

2. We have estimated the cost of completion to obtain Occupation Certificate / Completion Certificate, of the Civil, MEP & Allied works of the Building 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 us, 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 40,00,00,000 (Rupees Forty Crores Only)**. The estimated total cost of project is with reference to the Civil, MEP


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and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building from the Slum Rehabilitation Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost incurred till date is calculated at **Rs 5,25,00,000** (**Rupees Five Crores Twenty Five Lacs Only**). 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 of the subject project to obtain Occupation Certificate / Completion Certificate from Slum Rehabilitation Authority (planning Authority) is estimated at **Rs 34,75,00,000** (**Rupees Thirty Four Crores and Seventy Five Lacs Only**)

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 & Table B below

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Ref. No. : _____

Date : _____

TABLE A

REHAB BUILDING - WING A

(to be prepared separately for Each Building / Wing)

Sr.No	Particulars	Amount
1.	Total Estimated Cost of the building / wing as on 03/10/2018 date of Registration is	Rs 14,50,00,000
2.	Cost Incurred as on 03/10/2018 (Based on the Estimated Cost)	Rs 3,25,00,000
3.	Work done in Percentage (as Percentage of the Estimated Cost)	22%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 11,25,00,000
5.	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Nil

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Date: _____

TABLE A

SALE BUILDING - WING B

(to be prepared separately for Each Building / Wing)

Sr.No	Particulars	Amount
1.	Total Estimated Cost of the building / wing as on 03/10/2018 date of Registration is	Rs 8,00,00,000
2.	Cost Incurred as on 03/10/2018 (Based on the Estimated Cost)	Rs 75,00,000
3.	Work done in Percentage (as Percentage of the Estimated Cost)	9%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 7,25,00,000
5.	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Nil

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Date : _____

TABLE A

SALE BUILDING - WING C

(to be prepared separately for Each Building / Wing)

Sr.No	Particulars	Amount
1.	Total Estimated Cost of the building / wing as on 03/10/2018 date of Registration is	Rs 8,00,00,000
2.	Cost Incurred as on 03/10/2018 (Based on the Estimated Cost)	Rs 75,00,000
3.	Work done in Percentage (as Percentage of the Estimated Cost)	9%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 7,25,00,000
5.	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Nil

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Date : _____

TABLE A

SALE BUILDING - WING D

(to be prepared separately for Each Building / Wing)

Sr.No	Particulars	Amount
1.	Total Estimated Cost of the building / wing as on 03/10/2018 date of Registration is	Rs 8,00,00,000
2.	Cost Incurred as on 03/10/2018 (Based on the Estimated Cost)	Rs 50,00,000
3.	Work done in Percentage (as Percentage of the Estimated Cost)	6%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 7,50,00,000
5.	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Nil

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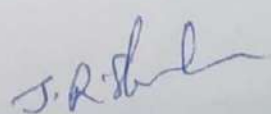
Date : _____

TABLE B

Sr.No	Particulars	Amount
1.	Total Estimated Cost of the Internal & External Development Works including amenities and facilities in the layout as on 18/09/2018 date of Registration is	Rs 1,50,00,000
2.	Cost Incurred as on 18/09/2018 (Based on the Estimated Cost)	Rs Nil
3.	Work done in Percentage (as Percentage of the Estimated Cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 1,50,00,000
5.	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs Nil

Yours' Faithfully,
For M/s Shah Structurals Pvt Ltd

Consulting Engineers
(Shri. Jayesh R. Shah)
Licence No. : M/0599392.


JAYESH R. SHAH
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