



SURA & ASSOCIATES

CONSULTING STRUCTURAL ENGINEERS,
R.C.C. SPECIALISTS, STRUCTURAL DESIGNERS

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

Date :- 24th September, 2021

To
M/s. Spenta Residency Pvt. Ltd.
D2/127, Karmakshetra C.H.S. Ltd.,
S.S. Nagar, Flank Road,
Sion Koliwada, Mumbai - 400 037.

Subject: Certificate of Cost Incurred for Development of SWAMINARAYAN DHAM Project for Construction of Residential building A & B Wings, Entire Project Phase (Maha RERA Registration Number) situated on the Plot bearing C.T.S. NO. 837 of Village Mohili at Andheri- Kurla Road, Kurla - West, Mumbai demarcated by its boundaries by C.T.S. No. 833 & 834 towards the North, By C.T.S. No. 839 towards the South, By C.T.S. No. 834 & 835 & 21.35 Mtrs wide Andheri-Kurla Road, towards East, By C.T.S. No. 839 & 832 B (Pt.) towards the West of Konkan Division, Village Mohile, Taluka Kurla, District Mumbai Suburban, PIN No. 400072, admeasuring 4497.30 Sq. Mtrs. ara being developed by M/s. Spenta Residency Pvt. Ltd. Mumbai.

Ref: Maha RERA Registration Number

Sir,

I MR. PIYUSHKUMAR K SURA have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being Residential Building(s) A, B & C Wing situated on the plot bearing C.T.S. NO. 837 of Village Mohili , Taluka - Kurla at Andheri- Kurla Road, Kurla - West, Mumbai - 400072 admeasuring 4497.30 sq.mts area being developed by M/s. Spenta Residency Pvt. Ltd.

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

- i. Mr. Jay H. Solanki
- ii. Mr. Piyush K. Sura
- iii. Mr. Nebu Thomas

As Architect
As Structural Consultant
As Site Supervisor



A/302-303, Shubham Centre-II, Opp. Holy Family Church, Cardinal Gracious Rd., Chakala,
Andheri (East), Mumbai - 400 099. & : 2822 3750 / 2822 4104 / 6692 1875

Email : pk_sura2004@yahoo.com, pksura2004@gmail.com



SURA & ASSOCIATES

CONSULTING STRUCTURAL ENGINEERS,
R.C.C. SPECIALISTS, STRUCTURAL DESIGNERS

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 Surveyor appointed by Developer/Engineer, and the assumption of the cost of material, labor 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. 46,25,00,000/- (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 being the Planning Authority under whose jurisdiction the aforesaid project 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.
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 (Planning Authority) is estimated at Rs. 46,25,00,000/- (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:





SURA & ASSOCIATES

CONSULTING STRUCTURAL ENGINEERS,
R.C.C. SPECIALISTS, STRUCTURAL DESIGNERS

TABLE A

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

Sr. No (1)	Particulars (2)	Amounts in Lakhs (3)
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 46,25,00,000/-
2	Cost incurred as on _____ (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. 46,25,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	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 Date of Registration is	NIL
2	Cost incurred as on _____ (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).	NIL
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	NIL





SURA & ASSOCIATES

CONSULTING STRUCTURAL ENGINEERS,
R.C.C. SPECIALISTS, STRUCTURAL DESIGNERS

Thanking You,

Yours faithfully,

FOR M/S SURA & ASSOCIATES

(P. K. SURA)

License No - STR / S / 76

STRUCTURAL CONSULTANT

***Note**

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.

1. (*) 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 (*).
2. The estimated cost includes all labor, material, equipment and machinery required to carry out entire work.
3. As this is 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.
4. All components of work with specifications are indicative and not exhaustive



A/302-303, Shubham Centre-II, Opp. Holy Family Church, Cardinal Gracious Rd., Chakala, Andheri (East), Mumbai - 400 099. & : 2822 3750 / 2822 4104 / 6692 1875

Email : pk_sura2004@yahoo.com, pksura2004@gmail.com