

ASHISH . K . JOSHI

306 , JAMUNA , NAVYUGNAGAR , S.V.ROAD , NEAR NAMITA HOSPITAL , DAHISAR [E], MUMBAI-400068.

FORM-2 [see Regulation 3]

Date : July 20, 2017

To

Shreeji Construction
6th floor Shah Trade Centre
Rani Sati Marg ,
Near W.E.Highway ,
Malad [E],
Mumbai - 400097.

Subject: Certificate of Cost Incurred for Development of ROYAL SAMARPAN for Construction of building(01)/02 Wing(s) of the Single Phase (MahaRERA pre registered)situated on the Plot bearing C.N. No/CTS No./Survey no./ Final Plot no CTS No 1110[pt] & 1111 [pt] , M.G. cross road Lane no 1 Opp Tata Motors , Kandivali [W], Mumbai - 400067 .

demarcated by its boundaries 19°12'24.43"N72.50'55.12"E

Parekh Nagar to the North , M.G.road to the South, S.V.Road to the East , M.G.Cross road no 1 to the West .

Of Konkan Division village Kandivali [w] , taluka Borivali District Mumbai PIN 400067

admeasuring 2224.54 sq.mts. area being developed by

[Promoter] Ref: MahaRERA Registration Number [Pre registered]

Sir,

I/ We Ashish . K. Joshi have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 01 Building(s)/ 02 Wing(s) of the Single Phase situated on the plot bearing C.N. No/CTS No./Survey no./ Final Plot no CTS No 1111[pt] & 1110 [pt] of Konkan Division village Kandivali taluka Borivali District Mumbai PIN 400067_admeasuring _2224.54_sq.mts. area being developed by [Owner/Promoter] :

Shreeji Construction ,6th floor Shah Trade Centre, Rani Sati Marg ,
Near W.E.Highway , Malad [E],Mumbai - 400097.

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Following technical professionals are appointed by Owner / Promoter :-

- (i) M/s Aakar Architects & Consultants _as L.S. / Architect ;
- (ii) M/s SACPL [Sanghavi Assosciates & Consultants Pvt Ltd] as Structural Consultant
- (iii) M/s. EMC [ElectroMech Consultants] as MEP Consultant

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 **Sudhakar Sable** appointed by Developer/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.142,74,12,356.00** (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. 40,88,23,438.00**(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 (planning Authority) is estimated at **Rs.101,85,88,919.00**(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

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Building /Wing bearing Number 3 or called ROYAL SAMARPAN .

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 142,74,12,356/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs.40,88,23,438/-
3	Work done in Percentage (as Percentage of the estimated cost)	29%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 101,85,88,919/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. 0 /-

TABLE B

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

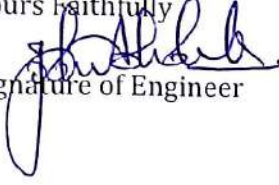
Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	Same as above /-
2	Cost incurred as on _____ (based on the Estimated cost)	.Same as above
3	Work done in Percentage (as Percentage of the estimated cost)	Same as above
4	Balance Cost to be Incurred (Based on Estimated Cost)	Same as above
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Same as above

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Yours Faithfully

Signature of Engineer



* 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)