



## ELLORA PROJECT CONSULTANTS

317-321, Ninad Chs Ltd. Bldg. No. 7, Kher Nagar, Service Road, Bandra (E), Mumbai - 400051. • Tel.: 022 2647 4144 / 2647 4177  
Email Add.: elloraprojectconsultants@gmail.com • ketenbelsare@yahoo.com

CIN No. U93090MH2010PTC198995

### ENGINEER'S CERTIFICATE

Date: 01/11/2021

To  
M/s. Unique Shanti Developers LLP  
Harsh Plaza, 1<sup>st</sup> Floor, Opp. Sector -2,  
100ft Road, Mira Road (East),  
Dist. Thane - 401 107.

**Subject:** Certificate of Cost Incurred for Development of Project known as "UNIQUE ABODE" formally known as Borivali Shivtirth Co.Op. Hsg. Society Ltd., situated on the Land bearing Plot No. 23 of New F.P. No. 275 & Old F.P. No. 324 of Village - Borivali TPS III, Shimpoli Road, Kastur Park, Borivali (West) of Division Konkan, Village Borivali, Taluka Borivali, District Mumbai City and Mumbai Suburban PIN 400 092 admeasuring 821.75 sq. mtrs. area being developed by M/s. Unique Shanti Developers LLP.

Demarcated by its boundaries

North - 20 ft. wide DP Road

South- 60 ft. wide DP Road

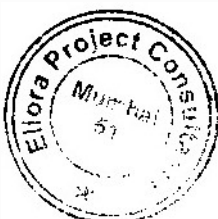
East - Sub Plot No. 24 and New FP No. 275 and Old FP No. 324

West - Sub Plot No. 22 and New FP No. 275 and Old FP No. 324

Ref: MahaRERA Registration Number \_\_\_\_\_

Respected Sir/Madam,

We M/s. Ellora Project Consultants Pvt. Ltd have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, Construction Work of 1 No. of Building of the Project known as "UNIQUE ABODE" formally known as Borivali Shivtirth Co. Op. Hsg. Society Ltd., situated on the Land bearing Plot No. 23 of New F.P. No. 275 & Old F.P. No. 324 of Village - Borivali TPS III, Shimpoli Road, Kastur Park, Borivali (West), of Division



*Lo*

Konkan, Village Borivali, Taluka Borivali, District Mumbai City and Mumbai Suburban PIN 400 092 admeasuring 821.75 sq. mtrs. area being developed by M/s. **Unique Shanti Developers LLP.**

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

- (i) Shri. Nilesh H. Makwana as Architect
- (ii) Shri. Fukran Petiwala as Structural Consultant
- (iii) Shri. Sandeep Sakpal 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 Mr. Sandeep Sakpal quantity Surveyor\* 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. 13,41,21,295/- (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 Municipal Corporation of Greater Mumbai being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.



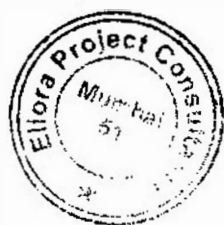
*Lo*

4. The Estimated Cost Incurred till date is calculated at Rs. 0/- (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 Municipal Corporation of Greater Mumbai is estimated at Rs.13,41,21,295/- (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/Wings Number 01

| Sr.No. | Particulars                                                                                               | Amount             |
|--------|-----------------------------------------------------------------------------------------------------------|--------------------|
| 1      | Total Estimated cost of the building/wing as on 31/10/2021 date of Registration is                        | Rs. 12,74,15,230/- |
| 2      | Cost incurred as on 31/10/2021 (based on the Estimated cost)                                              | Rs. 0/-            |
| 3      | Work done in Percentage (as percentage of estimated cost)                                                 | 0%                 |
| 4      | Balance Cost to be Incurred (Based on the Estimated cost)                                                 | Rs. 12,74,15,230/- |
| 5      | Cost Incurred on Additional /Extra Items as on 31/10/2021 not included in the Estimated Cost (Annexure A) | Rs. 0/-            |



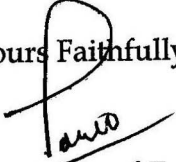
L

**TABLE B**

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

| Sr.No. | Particulars                                                                                                                                                   | Amount          |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 1      | Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31/10/2021 date of Registration is | Rs.67,06,064/ - |
| 2      | Cost incurred as on 31/10/2021 (based on the Estimated cost)                                                                                                  | Rs.0/-          |
| 3      | Work done in Percentage (as percentage of estimated cost)                                                                                                     | 0%              |
| 4      | Balance Cost to be Incurred (Based on the Estimated cost)                                                                                                     | Rs. 67,06,064/- |
| 5      | Cost Incurred on Additional /Extra Items as on 31/10/2021 not included in the Estimated Cost (Annexure A)                                                     | Rs.0/-          |

Yours Faithfully,

  
Signature of Engineer  
M/s. Ellora Project Consultants Pvt. Ltd  
Mr. Jitendra Deolkar  
(License No.STR/D/95).

