



VISHAL ASSOCIATES
ENGINEERS & VALUERS

FORM-2
ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date: 27/07/2017

To,
S B DEVELOPERS,
Rajpipla, Opposite Standard Chartered Bank,
Linking Road, Santacruz (West)
Mumbai – 400 054

Subject: Certificate of Cost Incurred for Development of [Project Name O2] for Construction of 1 building. (MahaRERA Registration Number) situated on residential Bldg. No. 1 (Sale bldg.) i.e. redevelopment of building on plot bearing C.T.S. No 475(pt.), at Swadeshi Mills Compound, Chunabhatti – Sion, Mumbai – 400 022. on the Plot bearing Survey no. demarcated by its boundaries CTS No 475 Municipal School and Dispensary to the East, CTS No 474 and 476 Tata Colony to the West, CTS No 475 Pt Rehab Building to the North and V.N Purav Marg and Municipal Garden (RG) to the South. Division Konkan, Admeasuring 5965.49 sq.mts. Area being developed by S B DEVELOPERS (Owner / Promoter)

Ref: MahaRERA Registration Number

Sir,

We VISHAL KANDE proprietor of VISHAL ASSOCIATES have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 Building of the Project situated on residential Bldg. No. 1 (Sale bldg.) i.e. redevelopment of building on plot bearing C.T.S. No 475(pt.), at Swadeshi Mills Compound, Chunabhatti – Sion, Mumbai – 400 022. of Division Konkan admeasuring 5965.49 sq.mts. Area being developed by S B DEVELOPERS.

- (i) M/s SHYAM JASWANTWAT HEMRAJANI as L.S. / Architect;
- (ii) M/s JW CONSULTANTS LLP as Structural Consultant
- (iii) M/s JOHN MECH-EL TECHNOLOGIES (P) LTD as MEP Consultant
- (iv) M/s SUNJAAY ATHANKI PROJECTS MANAGEMENT PVT LTD 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 M/s SUNJAAY ATHANKI PROJECTS MANAGEMENT PVT LTD quantity



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TABLE B
(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amount (In Rs Crs)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30.06.2017 date of Registration is	90.00
2	Cost incurred as on 30.06.2017 (based on the Estimated cost)	3.85
3	Work done in Percentage (as Percentage of the estimated cost)	4.28%
4	Balance Cost to be Incurred (Based on Estimated Cost)	86.15
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	N.A.

Yours Faithfully


Signature of Engineer
(License No AM 1665823.)





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Surveyor*appointed by Developer, 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. 90.00 Crs** (Total of Table A and B for Sale Portion). 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 **MCGM** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs.3.85 Crs** (Total of Table A and B for Sale Portion) . 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 **MCGM** (planning Authority) is estimated at **Rs.86.15 Crs** (Total of Table A and B for Sale Portion).

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

Sr. No.	Particulars	Amount (In Rs Crs)
		Sale bldg
1	Total Estimated cost of the building / wing as on _____ date of Registration is	N.A.
2	Cost incurred as on _____ (based on the Estimated cost)	N.A.
3	Work done in Percentage (as Percentage of the estimated cost)	N.A.
4	Balance Cost to be Incurred (Based on Estimated Cost)	N.A.
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	N.A.