

RISHAB M. PATEL (B.E. CIVIL)

QUANTITY SURVEYOR

ADDRESS: C/06, SUMIT BLDG., NEW MANEKLAL ESTAE, SANT NARSHI MEHTA ROAD,
GHATKOPAR (W), MUMBAI-400086.

FORM 2

(See Regulation 3)

ENGINEER'S CERTIFICATE

Date : 30/06/2017

To,
M/s.Paras Builders (1985)
Shop No.04, Ground Floor,
Bhide Bungalow,
37 M.G. Road, Vileparle (East),
Mumbai - 400 057.

Sub: Certificate of Cost Incurred for Development of the Project of 03 nos. of building (02 Rehab + 01 Sale) out of which I (1st) Phase of 01 Rehab Bldg No.1(Full OC obtained*) and the II (2nd) Phase of the Project - **Shiv Sfurti SRA CHS Ltd Bldg No.2 (Rehab Bldg. No. 2) & El Signora (Sale Bldg. No. 3)** (MahaRERA Registration Number _____) under S.R.A Scheme situated on the plot C.T.S. nos. 29(pt.), 30(pt), 31 (pt), 32, 33, 34(pt.), 35(pt.) of village Oshiwara, off Link road, Jogeshwari (W), Mumbai-400 102 for "Shiv Sfurti SRA C.H.S. Ltd" demarcated by its boundaries 13.40 mt wide D P Road to the North, MHADA layout CTS No. 35 (pt) to the South, Roshan Nagar CHS Ltd & Ganesh Niwas CHS Ltd to the East, Adarsh Nagar CTS No. 35(pt) to the West, of Division/Village Oshiwara, Taluka Andheri, District Mumbai Pin 400 102 adm.2950.10sq.mt. area being developed by **M/s. Paras Builders (1985)**

Ref :MahaRERA Registration Number _____

Sir,

I **Rishab M. Patel**, Consulting Quantity Surveyor, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being 02 Buildings (01 Rehab and 01 Sale) of the II (2nd) Phase of the Project - **Shiv Sfurti SRA CHS Ltd Bldg No.2 (Rehab Bldg. No. 2) & El Signora (Sale Bldg. No. 3)** (Maha RERA Registration _____),situated on the Plot C.T.S. nos. 29(pt.), 30(pt), 31 (pt), 32, 33, 34(pt.), 35(pt.) of village Oshiwara, off Link road, Jogeshwari (W), Mumbai-400 102 for "Shiv Sfurti SRA C.H.S. Ltd" demarcated by its boundaries 13.40 mt wide D P Road to the North, MHADA layout CTS No. 35 (pt) to the South, Roshan Nagar CHS Ltd & Ganesh Niwas CHS Ltd to the East, Adarsh Nagar CTS No. 35(pt) to the West, of Division/Village Oshiwara, Taluka Andheri, District Mumbai Pin 400 102 adm.2950.10sq.mt. area being developed by **M/s. Paras Builders (1985)**.

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1. Following technical professionals are appointed by Promoter:—

- (1) Shri. Tushar S. Parulekar of M/s. Griha Rachana as Architect
- (2) Shri.F.A. Hassamwala of M/s.Fakhri A. Hasamwala & Associates as Structural Consultants
- (3) MEP Consultants not appointed
- (4) Shri.Khimji Shah as Site Supervisor
- (5) Shri. Rishab M. Patel as Quantity Surveyor

2. I have estimated the cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and Allied work of the 02 Buildings (01 Rehab and 01 Sale) of the II (2nd) Phase 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 me/us, the quantity Surveyor* appointed by the Developer and the assumption of the cost of material, labour and other inputs made by Developer, and the site inspection carried out by me/us.
3. I estimate Total Estimated Cost of completion of 02 Buildings (01 Rehab and 01 Sale) of the II (2nd) Phase of the aforesaid project under reference as **Rs. 34,87,93,355/-** (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 02 Buildings (01 Rehab and 01 Sale) of the II (2nd) Phase from **SRA** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs 11,70,89,355/-** (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 02 Buildings (01 Rehab and 01 Sale) of the II (2nd) Phase of the subject project, to obtain Occupation Certificate from **SRA** is estimated at **Rs. 23,17,04,000/-** (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 :

TABLE A*

****Phase II (2nd) - Building No. 2 – Shiv Sfurti SRA CHS Ltd REHAB Component**

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Bldg No. 2 as on 30 th June, 2017.	6,91,84,591/-
2	Cost incurred as on 30 th June, 2017 (based on the estimated cost)	2,66,27,791/-
3	Work done in Percentage (as percentage of the estimated cost)	38%
4	Balance cost to be incurred (based on estimated cost)	4,25,56,800/-



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5	Cost incurred on additional / extra items as on 30 th June, 2017 not included in the estimated cost (Annexure A- NA)	NA
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****Phase II (2nd) - Building No. 3- El Signora - Sale Component**

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Bldg No. 3 as on 30 th June, 2017.	25,71,08,764/-
2	Cost incurred as on 30 th June, 2017 (based on the estimated cost)	9,04,61,564/-
3	Work done in Percentage (as percentage of the estimated cost)	35%
4	Balance cost to be incurred (based on estimated cost)	16,66,47,200/-
5	Cost incurred on additional / extra items as on 30 th June, 2017 not included in the estimated cost (Annexure A- NA)	NA

* Phase I of the Project, comprising of Rehab building 01(ground + 14 upper floors) is completed and full Occupation Certificate: dated 18/03/2013 is approved by SRA, the Competent Authority. Hence, the same is not considered in this Certificate.

** Phase II of the Project presently, is comprising of Rehab Building No. 02 (ground + 11 pt. Upper floors) as per IOD/ amended plans dated: 13 May 2011 and CC dated: 25 May 2015 and Sale Building No. 03 (basement + ground pt. + stilt pt. + 11 upper floors) as per IOD/ amended plans dated: 01 Dec 2015 and CC dated: 16 May 2016.

TABLE B

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

Phase II (2nd) - Building No. 2 – Shiv Sfurti SRA CHS Ltd REHAB Component**Phase II (2nd) - Building No. 3- El Signora - Sale Component**

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 30 th June, 2017	2,25,00,000/-
2	Cost incurred as on 30 th June, 2017 (based on the estimated cost)	NIL
3	Work done in percentage (percentage of the estimated cost)	NIL
4	Balance cost to be incurred (based on estimated cost)	2,25,00,000/-
5	Cost incurred on additional / extra items as on 30 th June, 2017 not included in the estimated cost (Annexure A - NA)	NA

Yours Faithfully,

*Rishab***RISHAB M. PATEL**
Signature of Engineer.

(Not Applicable)