



SURA & ASSOCIATES

**CONSULTING STRUCTURAL ENGINEERS
RCC SPECIALIST, PROJECT MANAGEMENT CONSULTANTS**

Annexure - B

FORM-2

{See Regulation 3}

ENGINEER'S CERTIFICATE

To,

M/s. Solidago Realty,
402 Divine Jalpa, Jambli Galli,
Borivali west, Mumbai 400092.

Date: 18.01.2023

Subject: Certificate of Cost Incurred for development of "THE CASTLE" having Maha Rera Registration Number P51800047865 situated on plot bearing CTS No. 166/B/1, 166/B/2 of village Mandpeshwar at Borivali (West), Mumbai demarcated by its boundaries (latitude 19.245927 and longitude 72.851314) CTS No.1322A, 1316, 1072 to the West, Existing 13.40mt wide road to the North, Existing 18.30mt wide road to the East, Existing 13.40 mt wide road to the South of village Mandpeshwar, Shri. Aurobindo Marg at Borivali (W), Mumbai. admeasuring 3984.96 sq. mtrs. area being developed by Shri. Jayesh Chauhan, Partner of M/s. Solidago Realty C.A. to M/s. Stone Castle CHS. Ltd. (Owner).

Sir,

I, **Mr. Piyushkumar K Sura** have undertaken assignment as an Engineer for Estimating Approximate Construction Cost for the Subject Real Estate Project to be registered under MahaRERA for the Construction Work of redevelopment of "THE CASTLE", MahaRERA Registration Number P51800047865 situated on plot bearing revenue Survey No. 26-A Hissa No. 2-A and 2-B and C.T.S. Nos. 166 and 166/1 to 11, New C.T.S No. 166/B/1 and 166/B/2 Of Village Mandpeshwar, Taluka Borivali, Mumbai Suburban District, Pincode 400103. The plot area admeasuring 3984.56 Sq. Mtrs being developed by M/s. Solidago Realty C.A. to Stone Castle CHSL have been approved by the MBMC vide IOA vide No. P-8070/2021/ (166 (Pt) And Other)/R/N Ward/MANDPESHWAR-M R/N/337/1/Amend dated 14.01.2022 The Plinth C.C. as per approved I.O.A. plan dt. 14.01.2022 is issued dated 21.10.2022

1. Following Technical Professionals are appointed by Owner/Promoter: -

(i) M/s. Parivartan Architects & Engineers

as an Architect

(ii) M/s. Sura & Associates

as Structural Consultant



2. We have estimated the approximate cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and Allied works, of the Buildings 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 office Engineer appointed by the 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 Approximate Cost of completion of the building of the aforesaid project under reference Rs. 80,00,00,000/- (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 from the M.C.G.M. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.1,33,80,284/- (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 of the subject project to obtain Occupation Certificate / Completion Certificate from M.C.G.M. (Planning Authority) is estimated at Rs. 78,66,19,716/- (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 (WING A)		
Building called THE CASTLE		
Sr. No.	Particular	Amt in Rs.
1	Total Estimated cost of the building As on 31/12/2022	295955875/-
2	Cost incurred as on 31/12/2022 (based on the estimated cost)	5500000/-
3	Work done in Percentage (as Percentage of the estimated cost)	1.85%
4	Balance cost to be Incurred (Based on Estimated Cost)	290455875/-

TABLE A (WING B)		
Building called THE CASTLE		
Sr. No.	Particular	Amt in Rs.
1	Total Estimated cost of the building As on 31/12/2022	198787353/-
2	Cost incurred as on 31/12/2022 (based on the estimated cost)	5090142/-
3	Work done in Percentage (as Percentage of the estimated cost)	2.56%
4	Balance cost to be Incurred (Based on Estimated Cost)	193697211/-



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TABLE A (WING C)		
Building called THE CASTLE		
Sr. No.	Particular	Amt in Rs.
1	Total Estimated cost of the building As on 31/12/2022	144849378/-
2	Cost incurred as on 31/12/2022 (based on the estimated cost)	1790142/-
3	Work done in Percentage (as Percentage of the estimated cost)	1.23%
4	Balance cost to be Incurred (Based on Estimated Cost)	143059236/-

TABLE A (WING D)		
Building called THE CASTLE		
Sr. No.	Particular	Amt in Rs.
1	Total Estimated cost of the building As on 31/12/2022	160407394/-
2	Cost incurred as on 31/12/2022 (based on the estimated cost)	1000000/-
3	Work done in Percentage (as Percentage of the estimated cost)	0.62%
4	Balance cost to be Incurred (Based on Estimated Cost)	159407394/-

TABLE B		
Sr. No.	Particular	Amt in Rs.
1	Total Estimated cost of the Internal and External Developments Works including amenities and Facilities in the layout as on 31/12/2022	NIL
2	Cost incurred as on 31/12/2022 (based on the estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	NIL
4	Balance cost to be Incurred (Based on Estimated Cost)	NIL

Thanking you,

Yours faithfully,

FOR SURA & ASSOCIATES

(P. K. SURA)
STR/S/76

