

Date-02/01/2024

FORM - 2
(See Regulation 3)
ENGINEER'S CERTIFICATE

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

To,
Director of Siroya Lifestyle Developers.,
C. A. to Roopali Co-operative Hsg Society Ltd.
702, Neelyog Monarch,
R. N. Narkar Road. Pant Nagar,
Ghatkopar (East), Mumbai — 400 075.

Subject: Certificate of Cost Incurred for Construction Work of Building known as "DURVA"[Maha RERA Registration Number—P51800047782) situated on the Plot bearing C.T.S. No. 164 of Village Andheri, F.P. No.27 of TPS Andheri No. II (2"Variation) (Final) at Jay Prakash Road, Andheri (West), Mumbai in K/West Ward.. demarcated by its boundaries to the North by 27.45 Mts. wide Jay Prakash Road. To the South by Monica Building & Nirmal Building, to the East by Nirual Building. to the West by Mira Building of Village Andheri Taluka Andheri District Mumbai Suburban, admeasuring 566.88 Sq. mts. area which is being developed by Shri. Rajesh Naran Patel, Director of Siroya Lifestyle Developers., C. A. to Roopali Co-operative Housing Society Ltd.

Sir,

1. I, Sanjay A Thawani have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project named "DURVA ,(Maha rera registration No (—P51800047782) situated on the plot bearing C.T.S. No. 164 of Village Andheri, F.P. No.27 of TPS Andheri No. II (2"Variation) (Final) at Jay Prakash Road, Andheri (West), Mumbai in K/West Ward., admeasuring 566.88 sq. mts.area which is being developed by Shri. Rajesh Naran Patel, Director of Siroya Lifestyle Developers., C.A. to Roopali Co-operative Housing Society Ltd
 2. I have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil 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 the structural consultant, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
 3. I estimate the Total Estimated Cost of completion of the aforesaid project under reference at Rs. 8,75,25,000/- (Total of Table A and B) at the time of Registration. The estimated total cost of the project is with reference to the Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in the agreement of sale and for the purpose of obtaining occupation certificate/completion certificate for the building Development 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.3,21,40,000/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials/services used and the unit cost of these items.
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Sanjay A. Thawani

A/33B, Shanti Niketan, LBS Road, Ghatkopar (W), Mumbai - 400 086.

Email: satcon01@gmail.com

5. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartments at proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the project is estimated at Rs.5,53,85,000/- (Total of Table A and B).

6. I certify that the cost of the Civil, MEP and allied work for the apartment and proportionate internal & external works, as per specifications mentioned in the agreement of sale, of the aforesaid Project as completed on the date of this certificate, is as given in Table A and B Below:

Table A

Building/Wing bearing Number 01 called "Durva"

Sr.No	Particulars	Amounts (In Rs.)
1	Total Estimated cost of the building/ wing as on date of Registration	6,72,00,000/-
2	Cost incurred as on date of certificate 31/12/2023.	3,21,00,000/-
3	Work done in percentage (as percentage of the estimated cost)	48%
4	Balance Cost to be Incurred**(Based On Estimated Cost)	3,51,00,000/-
5	Cost incurred on additional / Extra Items not included in the Estimated Cost (Table-C)	-NIL-

Table-B

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

Sr. No	Common areas and Facilities Amenities	Amounts (In Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on the date of registration is	2,03,25,000
2	Cost incurred as on 31.12.2023	40,000
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	2,02,85,000
5	Cost Incurred on Additional/ Extra Items as on 31.12.2023 not included In the Estimated Cost (Table-C)	0

Yours Faithfully,

S. Thawani
Signature of the Engineer
Sanjay A Thawani
(License No T/89)

Agreed and Accepted by
Sircya Lifestyle Developers

Signature of Promoter

[Signature]
Partner

Table- C [NIL]

List of Extra/Additional Items executed with Cost
(Which were not part of the original Estimate of Total Cost)

Sr. No.	Items	Cost
1	<Item I>	
2	<Insert items here>	