

FORM-2

ENGINEER'S CERTIFICATE

Date: 01-01-2023

To

M/S Sunny Developers & Builders LLP

A-201, Anant Apartment, Vishwadhan Chs Ltd,

Nahur Goregaon Link Road, Cross J N Road,

Mulund West, Mumbai Suburban,

Maharashtra, 400080

Subject: Certificate of Cost Incurred for Development of **"SPLENDOUR"** formerly known as **Kajal Kiran Co-Op Hsg. Soc. Ltd.** for Construction of 1 **Composite building** situated at **CTS No. 551/53 OF VILLAGE NAHUR, MULUND WEST AT P. K. ROAD, Mumbai 400080** admeasuring 1657.5 sq. mtrs. area being developed by M/S Sunny Developers & Builders LLP.

Ref: MahaRERA Registration Number **P51800045467**.

Sir/Madam,

I, **Mr. Ashok Kumar** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 **Composite Building** of the **"SPLENDOUR"**, situated on the Plot **C.T.S. No. 551/53 OF VILLAGE NAHUR, MULUND WEST AT P. K. ROAD, Mumbai 400080** admeasuring 1657.5 sq. mts. area being developed by M/S Sunny Developers & Builders LLP.

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

{i} **Mr. Ramjibhai Asundaria** as L.S. / Architect;

{ii} **M/s Associated Consultants** as Structural Consultant

{iii} **Mr. Ashok Kumar** 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 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. Ashok Kumar** 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 of the aforesaid project under reference as **Rs. 28,79,89,866.00** this is entire project cost including approvals & premiums) 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 (MCGM)** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

2. The Estimated Cost Incurred till date is calculated at **Rs. 1,89,43,499.00** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

3. 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 (MCGM)** (planning Authority) is estimated at **Rs. 26,90,46,367.00** (Total of Table A and B).

4. 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 /Wing bearing Number {Composite Building}

Sr. No	Particulars	Amounts in Rs.
1	Total estimated cost of the building as on date of Registration is	28,79,89,866.00
2	Cost incurred as on <u>31.12.2022</u> (based on the Estimated cost)	1,89,43,499.00
3	Work done in Percentage (as percentage of the estimated cost)	i) Excavation Work – <u>100%</u> ii) 1 No of Plinth – 100% iii) 4 Number of podiums – 50% iv) Ground / Stilt Floor with Slab – 50% v) 17 Numbers of Slabs Superstructure – 17% Staircase, Lift wells & Lobbies at Each

		Floor Level connecting the Staircase and Lifts, Overhead and Underground Water Tanks – 8%
4	Balance Cost to be Incurred (Based on Estimated Cost)	26,90,46,367.00
5	Cost incurred on Additional / Extra items as on _____ not included in the estimated cost (Annexure A)	Nil

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

Sr. No	Particulars	Amounts in Rs.
1	Total estimated cost of the Internal & External Development works including amenities and facilities in the layouts as on date of Registration is	28,79,89,866.00
2	Cost incurred as on 31.12.2022 (based on the Estimated cost)	26,90,46,367.00
3	Work done in Percentage (as percentage of the estimated cost)	i) Excavation Work – <u>100%</u> ii) 1 No of Plinth – 100% iii) 4 Number of podiums – 50% iv) Ground / Stilt Floor with Slab – 50% v) 17 Numbers of Slabs Superstructure – 17% vi) Staircase, Lift wells & Lobbies at Each Floor Level connecting the Staircase and Lifts, Overhead and Underground Water Tanks – 8%
4	Balance Cost to be Incurred (Based on	27,20,44,157.00

	Estimated Cost)	
5	Cost incurred on Additional / Extra items as on _____ not included in the estimated cost (Annexure A)	Nil

Yours faithfully



Ashok Kumar

License No. STR/42

Place: Mumbai