

PRO-TECH CONSULTANTS

CONSULTING STRUCTURAL ENGINEERS
REPAIRS & RE-STORATION CONSULTANT



RAJESH B. DUBEY

Structural Engineer

Reg. No. STR/D/114 (STR : 840014721)

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Br. Off.: 8, 8A, 1st Floor, Vishal Apt., Temba Hosp. Rd, Opp. Maxus Mall Banquet Hall, Bhayandar (W) - 401101.

FORM 2

[See Regulation 3]

ENGINEER'S CERTIFICATE

REF: 200/RERA/06/2023

Date: 31/03/2023

To,
SALASAR ESTATE DEVELOPERS LLP
Salasar Business House, Near D'Mart,
Shree Vallabh Building, Bhayander (West)
Thane-401101

Subject: Certificate of Cost Incurred for Development for Construction work of Building named "**SALASAR WOODS**" the Project situated on the Plot bearing Survey No. (Old) **299** (New) **180** Hissa No.4, Division: **KonKan**, Village: **Navghar**, Taluka & Dist: **Thane** Pin – **401107**, Admeasuring **7850.00** Sqmts. Area being developed by "**SALASAR ESTATE DEVELOPERS LLP**".

Sir,

We, **Rajesh B. Dubey**, (M/s. Protech Consultants) have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under **MahaRERA REG No. P51700000177**, Building named "**SALASAR WOODS**" the Project situated on the Plot bearing Survey No. (Old) **299** (New) **180** Hissa No.4, Division: **KonKan**, Village: **Navghar**, Taluka & Dist: **Thane** Pin – **401107**, Admeasuring **7850.00** Sqmts. Area being developed by "**SALASAR ESTATE DEVELOPERS LLP**".

1. 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 **Premnath S. Chougule** as 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.
2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.61.54 CRORE**. 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 Mira Bhayandar Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost Incurred till date is calculated at **Rs. 37.23 CRORE**. The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
4. 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 Mira Bhayandar Municipal Corporation (planning Authority) is estimated at **Rs. 24.31 CRORE**.



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5. 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 below:

**TABLE A
BUILDING NAME – “SALASAR WOODS”**

Sr. No	Particulars	Amounts (INR)
1.	Total Estimated Cost of the building as on 24/06/2017 date of Registration	41.39 Cr
2.	Cost Incurred as on 31-03-2020	33.13 Cr
3.	Work Done in Percentage (As Percentage of the Estimated Cost)	80.04%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	8.26 Cr
5.	Cost Incurred on Additional/ Extra Items as on not included in the Estimated Cost	NIL

**TABLE B
Internal & External Development Works in Respect of the Registered Phase**

S. No.	Particulars	Amounts (INR)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is 24/06/2017	20.15Cr
2	Cost incurred as on date of Certificate 31.03.2020	4.10 Cr
3	Work done in Percentage (As Percentage of the estimated cost)	20.35%
4	Balance Cost to be Incurred (Based on Estimated Cost)	16.05 Cr
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table- C)	NIL

Yours Faithfully,

Rajesh B. Dubey
Consulting Structural Engineer
M.C.G.M REG. No. STR/D/114. (STR: 840014721)
Maharashtra State Reg. No. – STATE/R/2022/APL/01924



Agreed and Accepted by,

Signature of Promoter
Name – **SALASAR ESTATE
DEVELOPERS LLP**
Date - **31-03-2023**

