

JAYPRAKASH G. NAIR

Building No. B5, Flat No. 104, Sector No. 4, Shanti Nagar, Mira Road (E), Dist. Thane 401 107

Form - 2 Engineer's Certificate

Date: 11/01/2024

To,
Shantistar Builders
Sec. No. II, 2nd & 3rd Floor,
Opp. Ayyappa Temple,
Shantinagar, Mira Road (E),
Dist. Thane 401 107

Subject : Certificate of Cost incurred for Development of "**Shanti One**" having MahaRERA Registration Number **P51700003278** being developed by **Shantistar Builders**.

Sir,

1. I **Jayprakash G Nair** have undertaken assignment of certifying Estimated cost for "**Shanti One**" having MahaRERA Registration Number **P51700003278** (Only Applicable after project Registration) being developed by **Shantistar Builders**.
2. I have estimated the cost of Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Developer/Consultants. The schedule of items and quantity required for the entire work as calculated by **Nathuram Mhatre** Quantity Surveyor* appointed by Developer/Engineer, the assumption of the cost of material, labour and other inputs made by the developer, and the site inspection carried out by us to ascertain/confirm the above analysis given to us.
3. I estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 24,52,80,000/-** (Total of Table A and B) at the time of registration.



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The estimated Total cost of project is with reference to the Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate/completion certificate for the Buildings/ Wings/Layout/Plotted Development from the Mira Bhayandar Municipal Corporation being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incurred till date is calculated at **Rs. 24,52,80,000/-** (Total of Table A and B). The amount of Estimated cost incurred is calculated on the basis of input materials/services used and unit cost of these items.

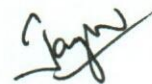
5. The balance cost of completion of the Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale, of the Project is estimated at Rs. NIL (Total of Table A and B)

6. I certify that the cost of the Civil, MEP and allied works for the apartments and proportionate internal & external works, as per specifications mentioned in 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 No. 22A and 23A

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the buildings/wings as on date of Registration is	Rs 23,75,000/-
2.	Cost incurred as on date of certificate	Rs 23,75,000/-
3.	Work done in Percentage. (as Percentage of the estimated cost)	100%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	NIL
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	NIL



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TABLE B

Internal & External Development works in respect of the Registered Phase

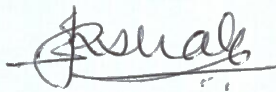
Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the internal and external Development Works including amenities and facilities in the layout as on date of Registration is	Rs 77,80,000/-
2.	Cost incurred as on date of certificate	Rs 77,80,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	100%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	NIL
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	NIL

Yours faithfully,



Mr. Jayprakash G. Nair
Sr. Civil Engineer

Agreed and accepted by:



Signature of Promoter

Name: **Mr. Ashit R. Shah**

Date: **11.01.2024**

TABLE - C

List of Extra/Additional/Deleted Items considered in cost
(which were not part of the original Estimate of Total Cost)

Sr. No.	List of Extra/Additional/Deleted Items	Amount
1.	NIL	NIL
2.	NIL	NIL