

PRO-TECH CONSULTANTS

CONSULTING STRUCTURAL ENGINEERS
REPAIRS & RE-STORATION CONSULTANT



RAJESH B. DUBEY

Structural Engineer

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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: PC/494/RERA/06/2024

DATE: 23-04-2024

To,

M/s. Salasar Samrudhi Realty Pvt. Ltd.

427, 4th Floor, The Summit Business Bay,

Opp. Moviemax, Near WEH Metra Station,

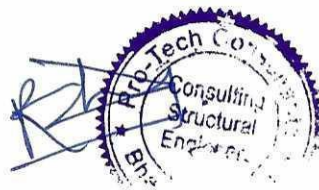
Andheri Kurla Road, Andheri (E), Mumbai- 93.

Subject: Certificate of percentage of completion of construction work of the building of the project "Salasar Crystal" (MahaRERA Registration Number-P51700046876) situated on the plot bearing (Old) Survey No. 566/9; (New) Survey No. 219/9; demarcated by its boundaries Oatitude and londtude of the end points) 18.OMt. I). P. Road to the North; S. No. 205 to the South; S. No. 566/6 to the East; S. No. 566/8 to the West; Village-Bhayandar, Taluka & District -Thane PIN-401101. Total plot area admeasuring 1307.00 Sq. mtrs., out of 1620.00 Sq. mtrs., and total approved built up area admeasuring 3293.13 Sq.mt., being developed by M/s. Salasar Samrudhi Realty Pvt. Ltd.

Sir,

I/We, Rajesh B. Dubey (M/s Protech Consultants) have undertaken assignment of certifying Estimated Cost for 'Salasar Crystal' having MahaRERA Registration Number-P51700046876 being developed by M/s Salasar Samrudhi Realty Pvt. Ltd.

1. We 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 Pratik Toshniwal Quantity Surveyor appointed by Developer / Engineer, the assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by us to ascertain/ confirm the above analysis given to us.
2. We estimate Total Estimated Cost of completion of the aforesaid project under reference as **Rs. 10 CRORE.** (Total of Table A&B) at the time of registration. 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, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate/ completion certificate for the Building(s)/ Wing(s)/ Layout/ Plotted Development 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 5.53 CRORE.** (Total of Table A&B). The amount of Estimated Cost Incurred is calculated on the basis of input materials/ services used and unit cost of these items.
4. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the project is estimated at **Rs. 4.5 CRORE.** (Total of Table A&B).



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REF: PC/494/RERA/06/2024

5. I certify that the Cost of the Civil, MEP and allied work for completion of the apartments and proportionate completion of 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&B below :

TABLE A

Building/ Wing/ Layout/ Plotted Development bearing number called 'Salasar Crystal'.

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated cost of the Building/ Wing/ Layout/ Plotted Development as on 07-07.2022	10 CRORE
2.	Cost incurred as on 31-03-2024	5.53 CRORE
3.	Work done in Percentage (as Percentage of the estimated cost)	55.3%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	4.5 CRORE
5.	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Table - C)	NIL

TABLE B

Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is 07-07.2022	NIL
2.	Cost incurred as on date of certificate 31-03-2024	NIL
3.	Work done in Percentage (as Percentage of the estimated)	0%
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

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 (In Rs.)
1.	-	NIL
2.	-	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 – M/S Salasar Samrudhi Realty Pvt. Ltd.
Date-23-04-2024

