

R.F. CONSULTANTS

CONSULTING CIVIL - STRUCTURAL ENGINEERS. PROJECT MANAGEMENT CONSULTANTS

401, D-Wing, White Tower, Fairdeal Road, Jogeshwari (W). Mumbai -400 102

Mobile: 9892004772 - E mail: arifrupalwala@yahoo.com

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)

Date:-11th March 2024

To,
M/s. Blue Castle Infra LLP
B/18/302, Al-Rizwan, Millat Nagar,
Andheri(West), Mumbai 400 058

Subject: Certificate of Cost Incurred for Building "Om Sai SRA CHS Ltd." Project situated on the Plot bearing Cts No.600 Village Bandra, Kherwadi, GanpatDayma Marg, Bandra (E), Mumbai 400 051 admeasuring 1,383.52 sq. mtr area being developed by M/s. Blue Castle Infra LLP

Ref: MahaRERA Registration Number

Sir,

I M. ARIF RUPALWALA have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 Building "Om Sai SRA CHS Ltd." Project situated on the Plot bearing Cts No.600 (pt)Village Bandra, Kherwadi, GanpatDayma Marg, Bandra (E), Mumbai 400 051 admeasuring 1,383.52 sq. mtr area being developed by M/s. Blue Castle Infra LLP

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

- (i) M/s Consultants Combined as L.S. / Architect.
- (ii) M/s Allied consultants as Structural Consultant.
- (iii) Shri Prasad Pilankar Site Supervisor

2. I 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. my estimated cost calculations are based on the Drawings/plans made available to me for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as Calculated, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by me.

Rupalwala

3. I estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 24,00,00,000.00 (Total of as per Table A & 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 Slum Rehabilitation Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 19,50,00,000.00 (Total of as per Table A & B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
5. 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 is Rs. 4,50,00,000.00 (as per Table A & B).
6. Slum Rehabilitation Authority (planning Authority) is estimated at Rs. 9788822.00/- (as per Table B). Fully paid
7. 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 NAME:-GALAXY ANNEX

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing 25/10/2017.date of Registration is	Rs. 23,50,00,000/-
2	Cost incurred as on 11/03/2024 (based on the Estimated cost)	Rs.19,50,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	81%
4	Balance Cost to be Incurred (Based on Estimated Cost) as on 11/03/2024	Rs. 4,00,00,000/-
5	Cost Incurred on Additional /Extra Items as.....not included in the Estimated Cost (Annexure A) as on 11/03/2024	NIL

Reputed

TABLE B
SLUM REHABILITATION PREMIUM CHARGES

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 11/03/2024 date of Registration is.	Rs. <u>50,00,000/-</u>
2	Cost incurred as on 11/03/2024 (based on the Estimated cost)	Rs. <u>NIL/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>0%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost) as on 11/03/2024	Rs. <u>50,00,000/-</u>
5	Cost Incurred on Additional /Extra Items as onnot included in the Estimated Cost (Annexure A) as on 11/03/2024	NIL

Yours truly,
For **ALLIED CONSULTANTS**

Rupalwala

(M. ARIF RUPALWALA)
Consulting Structural Engineer.
Regn. No. STR/R/64

