

FORM-2
ENGINEER'S CERTIFICATE

Date: 30-09-2022

To

M/S Sunny Developers

Gala No. 79, Raja Industrial Estate,

Jain Mandir Road, Mulund W

Mumbai 400 080

Subject: Certificate of Cost Incurred for Development of **"SHANTI HEIGHTS"** formerly known as Meera Shyam Co-Op Hsg. Soc. Ltd. for Construction of 1 Composite building situated on the Plot No. 4 & 5 bearing C.T.S. No. 584, 584/1 to 6 and 585, 585/1 to 6 of village Nahur at Goshala road, Mumbai 400080 admeasuring 1709 sq. mtrs. area being developed by M/S Sunny Developers.

Ref: MahaRERA Registration Number **P51800032643**.

Sir/Madam,

I, **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 **"Shanti Heights"**, situated on the Plot C.T.S. No. 584, 584/1 to 6 and 585, 585/1 to 6 of village Nahur at Goshala road, Mumbai 400080 admeasuring 1709 sq. mts. area being developed by M/S Sunny Developers.

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} **M/s MEP Design Consultant** as MEP Consultant

{iv} **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. 25,84,24,872.00** 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. 4,53,85,303.00** (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. 21,30,39,569.00** (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	25,84,24,872.00
2	Cost incurred as on <u>30.09.2022</u> (based on the Estimated cost)	4,53,85,303.00
3	Work done in Percentage (as percentage of the estimated cost)	i) Excavation Work – <u>100%</u> ii) Basements and Plinths – 100% iii) 1 Number of Part Basement – 100% iv) Ground Floor – 100% v) 2 Number of Podiums – 100% vi) 17 Numbers of Slabs Superstructure – 18%

		vii) Staircase. Lift wells & Lobbies at Each Floor Level connecting the Staircase and Lifts. Overhead and Underground Water Tanks - 42% viii) Overall percentage of completion of the work done for the entire building – 33%
4	Balance Cost to be Incurred (Based on Estimated Cost)	21,30,39,569.00
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	25,84,24,872.00
2	Cost incurred as on 30.09.2022 (based on the Estimated cost)	4,53,85,303.00
3	Work done in Percentage (as percentage of the estimated cost)	i) Excavation Work – 100% ii) Basements and Plinths – 100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	21,30,39,569.00
5	Cost incurred on Additional / Extra items as on _____ not included in the estimated cost (Annexure A)	Nil

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Ashok Kumar', written over the printed name.

Ashok Kumar

License No. STR/42

Place: Mumbai