

ENGINEER'S CERTIFICATE

Date:11.04.2022

To

M/s Shree Saibaba Constructions Pvt Ltd.

201, 2nd Floor, BPS Plaza, Devi Dayal Road,

Mulund West, Mumbai – 80.

Subject: Certificate of Cost Incurred for Development of Building for Construction of building (01) Wing of the (02) of the 1st Phase of the project, situated on the final Plot No.121 (pt) of demarcated by its boundaries Latitude – 19 5' 30. 65" N Longitude 72 54' 4.32" E to the North, Latitude – 19 5' 29.71"N Longitude 72 54' 4.24" E to the South, Latitude – 19 5' 30. 18" N Longitude 72 54' 4.96" E to the East, Latitude – 19 5' 30. 12" N Longitude 72 54' 3.62" E to the West sides of village kirol, Taluka Kurla, District Mumbai Suburban Pin 400 086. Admeasuring 1349 sqm area being developed by M/s. Shree Saibaba Constructions Pvt Ltd

Ref Maharera No :- P51800006301

I **VISHAL RAGHWANI** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project, Building for Construction of building (01) Wing of the (02) of the 1st Phase of the project, situated on the final Plot No.121(pt) of demarcated by its boundaries Latitude – 19 5' 30. 65" N Longitude 72 54' 4.32" E to the North, Latitude – 19 5' 29.71"N Longitude 72 54' 4.24" E to the South, Latitude – 19 5' 30. 18" N Longitude 72 54' 4.96" E to the East, Latitude – 19 5' 30. 12" N Longitude 72 54' 3.62" E to the West sides of village kirol, Taluka Kurla, District Mumbai Suburban Pin 400 086. Admeasuring 1349 sqm area being developed by M/s. Shree Saibaba Constructions Pvt Ltd

1. Following technical professionals are appointed by Owner / Promoter :
 - (i) Shri Ketan Musale of M/s. DOT Architects. as Architect ;
 - (ii) M/s. ASSOCIATED CONSULTANTS as Structural Consultant ;
 - (iii) M/s. Urja Building Services Consultants Pvt Ltd as MEP Consultant
 - (iv) M/s. /Shri G.V. Kadus as Site Supervisor.
 - (v) Mr. Vishal Raghvani 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(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 **Mr. VISHAL RAGHWANI** appointed by Developer, 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. 22,00,00,000/- (Rupees Twenty Two Crores Only)(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 Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs.3,51,90,000 /- (Three Crores Fifty One Lakhs Ninety Thousand Only) (Total of Table A and 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 of the subject project to obtain Occupation Certificate / Completion Certificate from (planning Authority) is estimated at **18,48,10,000 /- (Rupees Eighteen Crores Forty Lakhs Ten Thousand Only) (Total of Table A and B)**
6. 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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 30/11/2017 date of Registration is	Rs. 20,70,00,000/-
2	Cost incurred as on 31/03/2022 (based on the Estimated cost)	Rs. 3,51,90,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	17%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 17,18,10,000/-
5	Cost Incurred on Additional /Extra Items as on 31/03/2022 not included in the Estimated Cost (Annexure A)	NIL

TABLE B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the External Development Works including amenities and Facilities in the layout as on 30/11/2017 date of Registration is	Rs.1,30,00,000/-
2	Cost incurred as 31/03/2022 (based on the Estimated cost)	Rs. 0

B R I X W E L L E N G I N E E R I N G

3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,30,00,000/-
5	Cost Incurred on Additional /Extra Items as on 31/03/2022 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully,



Vishal Raghwani
B. E – Civil (Mr. Vishal Raghwani)

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