



**SSA CONSULTANTS**

**CONSULTING ENGINEERS**

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**FORM -2**  
**ENGINEER'S CERTIFICATE**

To,  
M/s Suchit Developers  
1<sup>st</sup> Floor, Viraj Apartments  
Jari-Mari Mandir Road  
Bandra (W), Mumbai 400 050

Date : July 24, 2017

**Subject : Certificate of Cost Incurred for Development of Project of Sale Building "Aryan Tower" for under Slum Rehabilitation Scheme of Construction of Residential Building with Commercial Premises (Shops) on ground Floor of single phase situated on the Plot bearing N.A. No.22, CTS No. 1245 to 1248 demarcated by its boundaries, on or towards North by Jari Mari Mandir Marg and Vitthal Mandir beyond that by Municipal Garden, on or towards South by National Library Road, on or towards East by gulley and beyond that by property of Gandhi Seva Mandir and on or Towards West by Jari Mari Marg, of Division Bandra in South Salsatte Taluka of Bombay Suburban district in registration Sub-district Bandra and in registration district of Bombay Suburban, admeasuring 2373.50 sq. mts or thereabouts together with buildings, Chawls, structures standing thereon known as Old Rangari Chawl/Samant Blocks, being developed by M/s Suchit developers**

**REF : MahaRERA Registration Number – New Application**

Sir,

I, Mr. Shirish M. Samel, BE(civil), ME(strct), proprietor of M/s SSA Consultants, Consulting Civil & Structural Engineers, have undertaken assignment of certifying Estimated Cost for Development of Project of Sale Building "Aryan Tower" for under Slum Rehabilitation Scheme of Construction of Residential Building with Commercial Premises (Shops) on ground Floor of single phase situated on the Plot bearing N.A. No.22, CTS No. 1245 to 1248 of Division Bandra in South Salsatte Taluka of Bombay Suburban district in registration Sub-district Bandra and in registration district of Bombay Suburban, admeasuring 2373.50 sq. mts or thereabouts together with buildings, Chawls, structures standing thereon known as Old Rangari Chawl/Samant Blocks, being developed by M/s Suchit developers

1. Following technical professionals are appointed by owner/promoter :-
  - (i) Shri Jaysing Shinde, as Licensed Architect
  - (ii) Shri K. H. Motwani, as Structural Consultant
  - (iii) Shri Shirish Motiram Samel, as Project Management Consultant
2. We have estimated the cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and Allied works, of the Buildings 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

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quantity for the entire work as calculated by us, Shri Shirish Motiram Samel, as Project Management Consultant 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 buildings of the aforesaid project under reference as Rs.8,18,50,000/- (Rupees Eight Core Eighteen Lakh Fifty Thousand 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 buildings from the Municipal Corporation of Greater Mumbai, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented,
4. The Estimated Cost incurred till date is calculated at Rs. 3,60,00,000/- (Rs. Three Core Sixty Lakh only) (Rupees Three Core Sixty Lakh only) (Total of Table A and B). The amount of Estimated Cost incurred on the base of amount of Total Estimated Cost.
5. The Balance cost of Completion of the Civil, MEP and Allied works of the buildings of the subject project to obtain Occupation Certificate / Completion Certificate from the Municipal Corporation of Greater Mumbai, being the Planning Authority under whose jurisdiction the aforesaid project, is estimated at Rs. 4,58,50,000/- (Rupees Four Core Fifty Eight Lakh 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/wing as on 24-07-2017 date Registration                | Rs. 7,18,50,000/- |
| '2.     | Cost incurred as on 24-07-2017 (based on Estimated Cost)                                    | Rs.3,50,00,000/-  |
| '3.     | Work done in Percentage (as Percentage of the estimated cost)                               | 50 %              |
| '4.     | Balance Cost to be Incurred (Based on Estimated Cost)                                       | Rs.3,68,00,000/-  |
| '5.     | Cost Incurred on Additional/Extra Items as on 24-07-2017 not included in the Estimated Cost | Rs. Nil           |



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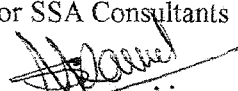
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**TABLE B**

| Sr. No. | Particulars                                                                                                                                                | Amounts           |
|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 1.      | Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 24-07-2017 date of Registration | Rs. 1,00,00,000/- |
| 2.      | Cost incurred as on 24-07-2017 (based on the Estimated cost)                                                                                               | Rs. 10,00,000/-   |
| 3.      | Work done in percentage (as Percentage of the estimated cost)                                                                                              | 10 %              |
| 4.      | Balance Cost to be Incurred (Based on Estimated Cost)                                                                                                      | Rs. 90,00,000/-   |
| 5.      | Cost incurred on Additional/Extra items as on 24-07-2017 not included in the Estimated Cost (Annexure A)                                                   | Rs. Nil           |

Yours Faithfully  
For SSA Consultants

  
Shirish M Samel  
BE (civil), ME (strct)  
Lic. No. STR / S-80

