



SSA CONSULTANTS

CONSULTING ENGINEERS

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FORM - 2
ENGINEERS'S CERTIFICATE

13th November, 2017

To,
M/s Suchit Developers
1st Floor, Viraj Apartments
Jari Mari Mandir Road,
Bandra (W), Mumbai 400050

Subject : Certificate of Cost Incurred for Development of Composite Building "Viraj Apartments" for under Slum Rehabilitation Scheme of Construction of Residential Building with Commercial Premises (Shops) on ground floor 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 gully 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 2,561.50 sq. mts or thereabouts 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 Composite Building "Viraj Apartments" for under Slum Rehabilitation Scheme of Construction of Residential Building with Commercial Premises (Shops) on ground floor 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 2,561.50 sq. mts or thereabouts being developed by M/s Suchit Developers.

- Following technical professionals are appointed by owner/promoter:-
 - Shri Jaysing Shinde, as Licensed Architect
 - Shri K. H. Motwani, as Structural Consultants
 - Shri Shirish Motiram Samel, as Project Management Consultants
- We have estimated the cost of the completion to obtain Occupation Certificate / Completion Certificate, of the Civil, MEP and Allied works, of the Composite Building of the project viz. Viraj Apartment, however, due to some additions, alterations & modifications required in planning & specifications, additional cost is required to be incurred for the completion of Composite Building of the project viz. Viraj Apartment. Our estimated cost calculations are

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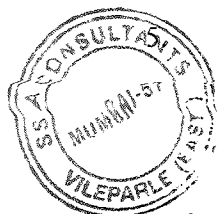
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based on the Drawings/Plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by us, Shri Shirish Motiram Samel, as Project Management Consultant 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 Composite Building of the project viz. Viraj Apartment under reference as Rs.5,66,84,000/- (Rupees Five Crores Sixty Six Lakhs Eighty Four Thousand only) (Total of Table A and B). The estimated total cost of Composite Building of the project viz. Viraj Apartment with reference to the Civil, MEP and Allied work required to be completed for the purpose of obtaining occupation certificate/Completion Certificate for the building from the Municipal Corporation of Greater Mumbai, being the Planning Authority under whose jurisdiction the aforesaid Composite Building of the project viz. Viraj Apartment is being implemented.
4. The Estimated Cost of Composite Building of the project viz. Viraj Apartment incurred till date is calculated at 4,82,65,600/- (Rupees Four Crores Eighty Two Lakhs Sixty Five Thousand Six Hundred only) (Total of A and B). The amount of Estimated Cost incurred is on the basis of amount of Total Estimated Cost.
5. The Balance cost of Completion of Civil, MEP and Allied works of the building of the subject Composite Building of the project viz. Viraj Apartment to obtain Occupation Certificate / Completion Certificate from the Municipal Corporation of Greater Mumbai, being the Planning Authority under whose jurisdiction the Composite Building of the project viz. Viraj Apartment, is estimated at Rs.84,18,400/- (Rupees Eighty Four Lacs Eighteen Thousand Four Hundred only) (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	Amount
1.	Total Estimated cost of the building as on date (3200 Sq Mtr x 10.76 x Rs. 1500 per sq. ft.)	Rs.5,16,84,000/-
2.	Cost incurred as on date (based on Estimated Cost)	Rs.4,65,15,600/-
3.	Work done in Percentage (as Percentage of the estimated cost)	90%
4.	Balance Cost to be incurred (Based on Estimated Cost)	Rs.51,68,400/-
	Cost incurred on Additional/Extra Items as on date not included in the Estimated Cost	Rs.NIL





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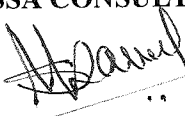
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TABLE B

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities In the layout as on date of registration	Rs. 50,00,000/-
2.	Cost incurred as on date (based on Estimated Cost)	Rs.17,50,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	35 %
4.	Balance Cost to be incurred (Based on Estimated Cost)	Rs.32,50,000/-
5.	Cost incurred on Additional/Extra Items as on date not included in the Estimated Cost	Rs. Nil

Yours Faithfully

FOR SSA CONSULTANTS


SHIRISH M SAMEL
BE (civil), ME (stret)
Lic. No. STR / S-80

