

Date : July 21, 2017

Ref: 2017/SCDPL-959/4291

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

To,  
**SHAGUN REALTY**  
214, Bawa Tower,  
Plot No. 76 & 77, Sector 17,  
Vashi, Navi Mumbai 400 703.

**Subject :** Certificate of Cost Incurred for Development of ONE Number of **WHITE WOODS** building having 4 wings of the only phase of the project, situated on the Plot bearing Final Plot No. 204 demarcated by its boundaries (73 1 47.72 - 18 58 32.78, 73 1 50.03 - 18 58 31.39 latitude and 73 1 54.44-18 58 31.50, 73 1 49 - 18 58 29.35 longitude of the end points) Plot No. 205 to 208 to the North 30 MTR Wide to the South Plot No. 203 to the East 30 MTR Wide road to the West of Division Wahal, Village Ulwe, Taluka Panvel, District Raigad PIN 410 209 admeasuring 6898.90 sq.mts. area being developed by **SHAGUN REALTY**.

Sir,

I **Shri. Raajesh K. Ladh** of **M/S. STRUCTURAL CONCEPT DESIGNS PVT. LTD.** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being ONE Building situated on the plot bearing Plot No. 204 demarcated by its boundaries (18.975238 latitude and 73.029920 longitude of the end points) Plot No. 205 to 208 to the North 30 MTR Wide to the South Plot No. 203 to the East 30 MTR Wide road to the West of Division Wahal, Village Ulwe, Taluka Panvel, District Raigad PIN 410 209 admeasuring 6898.90 sq.mts. area being developed by **SHAGUN REALTY**.



1. Following technical professionals are appointed by Owner / Promoter :—
  - (i) M/S. SOYUZ TALIB ARCHITECTS PVT. LTD. as Architect ;
  - (ii) M/S. STRUCTURAL CONCEPTS DESIGNS PVT. LTD. as Structural Consultant
  - (iii) M/S. BAHULEKAR ASSOCIATES as electrical Consultants
  - (iv) M/S. ENGINEERING CREATIONS PUBLIC HEALTH CONSULTANCY PVT. LTD. as plumbing, H.V.A.C & Fire Fighting consultants
  - (v) Shri. Khimji S Gothi as Site Supervisors
2. We have estimated the cost of the completion to obtain Occupation 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 M/s Structural Concepts Designs Pvt Ltd Structural 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 building of the aforesaid project under reference as **Rs. 37,00,00,000/-** (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 for the building from the **CIDCO Ltd.** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 34,00,00,000/-** (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 from **CIDCO Ltd.** is estimated at **Rs. 3,00,00,000/-** (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 :



By: L

Building called : **WHITEWOODS**

**TABLE A**


Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the building as on June 2017 date of Registration is	32,00,00,000
2.	Cost incurred as on June 2017 (based on the Estimated cost)	29,85,00,000
3.	Work done in Percentage (as Percentage of the estimated cost)	93.28%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	2,15,00,000
5.	Cost Incurred on Additional /Extra Items as on 30.06.2017 not included in the Estimated Cost (Annexure A)	NA

**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 June 2017 date of Registration is	5,00,00,000
2.	Cost incurred as on June 2017 (based on the Estimated cost).	4,15,00,000
3.	Work done in Percentage (as Percentage of the estimated cost).	83%
4.	Balance Cost to be Incurred (Based on Estimated Cost).	85,00,000
5.	Cost Incurred on Additional /Extra Items as on 30.06.2017 not included in the Estimated Cost (Annexure A).	NA

NOTE: AT PRESENT THE COST OF TABLE "B" IS INCLUDED IN TABLE "A" OF THE SHEET.

Yours Faithfully

  
**RAAJESH K. LADHAD**  
Consulting Structural Engineer  
NMMC Reg. No.: NMMC/TPO/S.E./04  
BMC Reg. No.: STR/L/15



**\* Note :**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate/Completion Certificate.
2. (\*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (\*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (\*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

**Annexure A**

List of Extra/Additional Items executed with Cost (which were not part of the original Estimate of Total Cost) - NA



 भारत सरकार  
Government of India

 राजेश खटावी लड्ड  
Raajesh Khataavi Ladd  
जन्म तारीख / DOB : 15/09/1969  
पुरुष / Male



**3679 5007 2238**

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आधार - सामान्य माणसाचा अधिकार

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 भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


**पत्ता:**  
C/O, एमराल्ड बे, प्लॉट नो.  
ए 1401, प्लॉट नो. 3/बी,  
नेरूल, पेट्रोल पंप जवळ,  
सेक्टर-14, नेरूल, नवी मुंबई,  
ठाणे,  
महाराष्ट्र - 400706

**Address:**  
C/O., Emerald Bay, flat No. A 1401,  
Plot No. 3/b, Nerul, Near Petrol  
Pump, Sector-14, Nerul, Navi  
Mumbai, Thane,  
Maharashtra - 400706

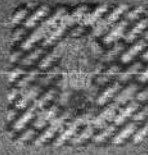
**3679 5007 2238**

**Issued for RERA to SHAGUN REALTY  
(Plot no. 204, Sector 23, Ulwe, Navi Mumbai)**

आयकर विभाग  
INCOME TAX DEPARTMENT

 भारत सरकार  
GOVT. OF INDIA

STRUCTURAL CONCEPT DESIGNS  
PRIVATE LIMITED



13/04/2012  
Permanent Account Number  
AARCS5575L

13062012

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