

FORM 2

ENGINEER'S CERTIFICATE

Date: 31st October 2017

To,
Sai Krupa Developers.
105, New Krishna Niwas,
Roshan Nagar Road,
Borivali West,
Mumbai 400092.

Subject: Certificate of Cost Incurred for Development and construction work of SKYLON SPACES [MahaRERA Registration number: P51800010405] situated on the plot bearing C.T.S. No. 180,180/1 to 7, 181, 181/1 to 3, 182, 182/1 to 2, 183, 183/1 to 7, 184 (part), 184/1 to 21, 185, 185/1 to 10, 186, 186/1 to 5, 187, 187/1 to 17, 188, 188/1 to 9, 189, 189/1 to 7, 190, 190/1 to 3, 191, 191/1 to 3, 193, 193/1 to 13, 194, 194/1 to 2, 195, 195/1 to 5, 196, 196/1 to 3, 197, 197/1 to 3, 198, 198/1 to 3, 199, 199/1 to 4, 200, 200/2, 200/3(part), 200/4 of Village Malad (North), Hemukulani Cross Road No. 4, Iraniwadi, Kandivali (W), Mumbai - 400 067 admesuring 4140.6 sq. mtrs. Area being developed by M/s Sai Krupa Developers

Sir,

I HARISH RAVJI CHHEDA have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being composite Building having 3 Wings viz Wing A for Rehab component and Wing B & C for sale component of the Project situated on the plot bearing CTS No. 180,180/1 to 7, 181, 181/1 to 3, 182, 182/1 to 2, 183, 183/1 to 7, 184 (part), 184/1 to 21, 185, 185/1 to 10, 186, 186/1 to 5, 187, 187/1 to 17, 188, 188/1 to 9, 189, 189/1 to 7, 190, 190/1 to 3, 191, 191/1 to 3, 193, 193/1 to 13, 194, 194/1 to 2, 195, 195/1 to 5, 196, 196/1 to 3, 197, 197/1 to 3, 198, 198/1 to 3, 199, 199/1 to 4, 200, 200/2, 200/3(part), 200/4 of Village Malad (North), Division Konkan, Taluka Borivali District Mumbai Suburban, Hemukulani Cross Road No. 4, Iraniwadi, Kandivali (W), Mumbai - 400 067 admeasuring 4140.6 sq. mtrs. Area being developed by M/s Sai Krupa Developers,

1. Following technical professionals are appointed by Owner/Promoter:
 - i) Shri Sanjay Neve of M/s Wesymor⁺ Consultants Pvt. Ltd. as Architect;
 - ii) Shri Ravindra Deshpande of Epicons Consultants Pvt Ltd. as Structural Constulant;
 - iii) Shri Mandar Bhilkar of Urja Buildings Services Consultants Pvt Ltd as MEP Consultant;
 - iv) Shri Harish Ravji Chheda as Site Supervisor;

2. I have estimated the cost upto the completion of the building and 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 me, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
3. I estimate Total Cost of completion upto the building(s) of the aforesaid project under reference as Rs. 47,79,74,000/- (Total of Table A and Table 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 Slum Rehabilitation Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 35,45,82,000/- (Total of Table A and Table 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(s) of the subject project to obtain Occupation Certificate / Completion Certificate from the Slum Rehabilitation Authority (planning Authority) is estimated at Rs. 12,33,92,000/- (Total of Table A and Table 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 as given in Table A and B below:

TABLE -A
Rehab Building No. 1

Sr.No.	Particulars	Amounts
1.	Total estimated cost of the building/wing as on 31 st October 2017 is	Rs. 4,00,00,000/-
2.	Cost incurred as on 31 st October 2017 (based on the Estimated Cost)	Rs. 3,95,00,000/-
3.	Work done in Percentage (as Percentage of the estimated Cost)	98.75 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 5,00,000/-
5.	Cost incurred on Additional/Extra Items not included in the Estimated Cost (Annexure A)	Rs. 0/-

TABLE -A
Composite Building No.2
Wing-A (Rehab)

Sr.No.	Particulars	Amounts
1.	Total estimated cost of the building/wing as on 31 st October 2017 is	Rs. 17,40,00,000/-
2.	Cost incurred as on 31 st October 2017 (based on the Estimated Cost)	Rs. 17,20,00,000/-
3.	Work done in Percentage (as Percentage of the estimated Cost)	98.85 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 20,00,000/-
5.	Cost incurred on Additional/Extra Items not included in the Estimated Cost (Annexure A)	Rs. 0/-

TABLE -A
Composite Building No.2
Wing-B

Sr.No.	Particulars	Amounts
1.	Total estimated cost of the building/wing as on 31 st October 2017 is	Rs. 12,84,74,000/-
2.	Cost incurred as on 31 st October 2017 (based on the Estimated Cost)	Rs. 8,76,71,000/-
3.	Work done in Percentage (as Percentage of the estimated Cost)	68.24 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,08,03,000/-
5.	Cost incurred on Additional/Extra Items not included in the Estimated Cost (Annexure A)	Rs. 0/-

TABLE -A
Composite Building No.2
Wing- C

Sr.No.	Particulars	Amounts
1.	Total estimated cost of the building/wing as on 31 st October 2017 is	Rs. 13,10,00,000/-
2.	Cost incurred as on 31 st October 2017 (based on the Estimated Cost)	Rs. 5,39,11,000/-
3.	Work done in Percentage (as Percentage of the estimated Cost)	41.15 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 7,70,89,000/-
5.	Cost incurred on Additional/Extra Items not included in the Estimated Cost (Annexure A)	Rs. 0/-

Harish R. Chheda

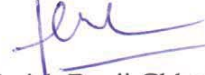
B.E. (Hons.) Civil, A.M.I.E.

105, New Krishna Niwas,
Roshan Nagar Road,
Borivali (West), Mumbai 400 092.
Tel.: 2894 6003 . Telefax: 2892 6247

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 31st October 2017 is	Rs. 45,00,000/-
2.	Cost incurred as on 31st October 2017 (based on the Estimated Cost)	Rs. 15,00,000/-
3.	Work done in Percentage (as Percentage of the estimated Cost)	33%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 30,00,000/-
5.	Cost incurred on Additional/Extra Items not included in the Estimated Cost (Annexure A)	Rs. 0/-

Yours faithfully,


Harish Ravji Chheda
(License No. C/9/LS)