

H. J. THAKUR

M.E. Struct., F.I.E., M.C.A.

CHARTERED ENGINEER & ARCHITECT

3rd Floor, Srishti House, N.S.B. Road, Mulund (West), Mumbai - 400 080.

Tel.: 2590 5050 Telefax : 2590 5445

FORM – 2 [see Regulation 3]

ENGINEER'S CERTIFICATE

[To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account Project wise)

Date: 30/09/2017

To,

SWASTIK REALTORS

102, 1st Floor, Moti Vihar,
Wing A, Bodke Building Comp,
N.S.B. Road, Mulund (W)
Mumbai – 400 080.

Subject : Certificate of Cost Incurred for Development of Project "Srishti Elegance" for Construction work of Building, situated on the Plot Bearing CTS No. 293, 293(1to5), i.e. New CTS no. 293 (A,B,C&D), of Village Bhandup, LBS Marg, Bhandup(w), MSD, PIN – 400 078 demarcated by its boundaries (Latitude and longitude of the end points) 190941.3 N, 725618.3E to the North, 190940.0N, 725618.6E to the south, 190940.5 N, 725619.1 E to the East, 190940.4 N, 7256 17.6E to the West, of Village Bhandup, LBS Marg, Bhandup(w), PIN – 400 078 admeasuring **1887.70 Sq.mts.** area being developed by SWASTIK REALTORS.

Sir,

I **H.J. Thakur**, have undertaken assignment of Certifying Estimated Cost for the subject Real Estate Project proposed to be registered under MahaRERA, Building(s)/ Wing(s) of the Project situated on the Plot bearing CTS No. 293, 293(1to5), i.e. New CTS no. 293 (A,B,C&D), of Village Bhandup, LBS Marg, Bhandup(w), MSD, PIN – 400 078 admeasuring **1887.70 Sq.Mts.** area being developed by SWASTIK REALTORS.

1. Following Technical Professionals are appointed by SWASTIK REALTORS:-

- [i] M/s. H.J. Thakur Architects Pvt. Ltd., as Architect
- [ii] M/s. J.W.Consultants LLP, as Structural Consultant
- [iii] Shri. Hari J. Thakur - Chartered Engineer

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 **Shri. Ashok G. Kripalani** (Officer of 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 building(s) of the aforesaid project under reference as Rs. **24,83,00,000/-** (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 /Completion Certificate for the building(s) from the **MCGM** being the Planning Authority under whose jurisdiction the aforesaid Project is being implemented.
4. The Estimated Cost incurred till date is calculated at Rs. **6,07,00,000/-** (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 Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from **MCGM** (Planning Authority) is estimated at Rs. **18,76,00,000/-** (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 :

TABLE A

Building /wing called as “ **Srishti Elegance** “ , Plot bearing CTS no. 293, 293(1to5), i.e. New CTS no. (A,B,C&D), Village Bhandup, LBS Marg, Bhandup(w).

(to be prepared separately for each Building / Wing of the Real Estate Project).

Sr.no.	Particulars	Amount
1	Total Estimated cost of the Building /wing	Rs. 17.38 Crores
2	Cost incurred as on 30/09/2017 (based on the Estimated Cost)	Rs. 4.25 Crores
3	Work done in Percentage (as Percentage of the estimated cost)	24.45 %
4	Balance Cost to be incurred	Rs. 13.13 Crores

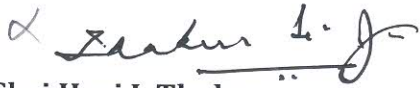
5	Cost Incurred on Additional/Extra Items as on --- included in the Estimated Cost (Annexure A)	Rs. ----/-
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TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr.no.	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30/09/2017 date of Registration is 18/07/2017	Rs. 7.45 Crores
2	Cost incurred as on 30/09/2017 (based on the Estimated cost)	Rs. 1.82 Crores
3	Work done in Percentage (as percentage of the estimated cost)	24.43 %
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 5.63 Crores
5	Cost Incurred on Additional / Extra items as on --- not included in the Estimated Cost (Annexure A)	----

Yours Faithfully,



Shri Hari J. Thakur
Chartered Engineer
(F.I.E. no. F 7511)