FORM-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

Date :20.11.2017

To,

M/S. Shree Swamikrupa Builders & Developers,
201,Shri Sarika CHSL, Gen. Arunkumar Vaidya Marg,
Panchpakhadi, Thane (W) 400602.

Subject : Certificate of cost Incurred for Development of **"Indira Niwas Annex"** for Construction of **1** Building (MahaRERA Registration application) situated on the Plot bearing Tika No 10,11, C.T.S. 785 to 795, 230 ,233& 839 demarcated by its boundaries(Latitude and Longitude of the end points) 91011'05" C.T.S.782 to the North & **CTS. No 838 South** to the East C.S.T.840**,** to the West of M.G.Road, of Division Kokan Village, Naupada, Taluka Thane District Thane Pin **400602** admeasuring 612.21 **sq. mts.** area being developed by **M/s.Shree Swami Krupa Builders and Developers.**

Reference : MahaRERA Registration Application

Sir,

I**,Sudhir Mahadeo Malpekar** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Building(s)**"Indira Niwas Annex" Project** situated on the plot bearing Tika No 10,11, C.T.S. 785 to 795, 230 ,233& 839 of Division **KOKAN** Village **Naupada,** Taluka Thane District Thane PIN 400602 dmeasuring 612.21 **sq.mts.** area being developed **by M/s. SHREE SWAMI KRUPA BUILDERS ANDDEVELOPERS.**

1. Following technical professional are appointed by Owner / Promoter :-

(i) **MRS. MAKARAND TORASKAR** as Architect : MAKARAND TORASKAR AND ASSOCIATES

(ii) **MR. ANAND KULKARNI** as Structural Consultant: **M/S. EPICON CONSULTANTS PVT. LTD.**

(iii) **MR.SUDHIR M.MALPEKAR ENGINEER**

2. I have estimated the cost of the completion to obtain Occupation Certificate/Completion, 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 **MR.SUDHIR M.MALPEKAR Engineer** appointed by Developer, and the site inspection carried out by us.

3. I estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as **Rs.2,40,75,000 (**Total of Table A & 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 **Thane Municipal Corporation** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 2,28,71,000/**at(Total of Table A & 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 & Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from **Thane Municipal Corporation** is estimated at **Rs.12,04,000/-**at(Total of Table A & B) .

6. I certify that the Cost of the Civil, MEPand 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 / Wings bearing

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

Sr. No. (1)	Particulars (2)	Amounts (3)
1.	Total Estimated cost of the building /wings as on 30/06/2017date of Registration is	**Rs.2,16,75,000**
2.	Cost incurred as on 20/11/2017 (based on the Estimated cost)	**Rs.2,10,91,784**
3.	Work done in Percentage (as Percentage of the estimated cost)	**97.50%**
4.	Balance Cost to be Incurred (based on the Estimated cost)	**Rs.5,83,216**
5.	Cost Incurred on Additional / Extra As on ---not included in the Estimated Cost (Annexure A)	**Rs.NIL**

TABLE B

(to be prepared for the entire registered projectof the Real Estate Project)

Sr. No. (1)	Particulars (2)	Amounts (3)

1.	Total Estimated cost of the Internal & External development Works including amenities & facilities in the layout as on 30/06/2017 date of Registration is i) Internal Roads & Footpaths = 100% ii) Water Supply = 95% iii) Sewarage chambers, Lines STP= 95% iv) Storm water Drains= 100% v) Landscaping & Tree planting= 100% vi) Street Lighting= 100% vii) Rain water harvesting= 100% viii) Fire protection & fire safety= N/A ix) Electric meter room, substation= 95% x) Rack car parking lot = NA **Total = 100%**	**Rs. 24,00,000/-**
2.	Cost incurred as on 30/06/2017(based on the Estimated cost)	**Rs. 23,52,000/-**
3.	Work done in Percentage (as Percentage of the estimated cost)	**98.50 %**
4.	Balance Cost to be Incurred(based on the Estimated cost)	**Rs 48,000/-**
5.	Cost Incurred on Additional / Extra Items as on -------- not included in the Estimated (Annexure A)	**Rs.NIL**

Yours Faithfully,

Signature of Engineer
Sudhir Malpekar

Note :**Annexure A -** List of Extra/Additional Items executed with Cost(which were not part of the original Estimate of Total Cost)Not executed yet.