Rajesh Thakare & Associates

CONSULTING STRUCTURAL ENGINEERS &
CHARTERED ENGINEERS

A-103, CHANDRAMA SOCIETY,
RAGHUVIR NAGAR, DR. R. P. ROAD,
CHAR RASTA, NEAR TJS BANK,
DOMBIVLI (EAST) 421 201.
Cell No. : 9967536200
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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: 31.03.2025

To,
M/s. Swaminarayan Enterprises.

Subject : Certificate of Cost Incurred for Development of project for Construction of 1 buildings of the Phase - situated on the Plot bearing C.T.S. No.-759, at Village - Barave, Kalyan(W),Tal.-Kalyan, Dist.- Thane.
Latitude and Longitude of the end points :
Pandurang Dhone Niwas To The North, Road To The East,
ChawlTo The South , Chawl To The West,
Of Meter wide access road, situated at Village –Barave, Taluka- Kalyan, District - Thane, Admeasuring 840.06 sqm area is being developed by M/s. Swaminarayan Enterprises.

Ref: MahaRERA Registration Number:- P51700052785

Sir,

I, RAJESH A. THAKARE have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 Buildings of the Project "Sumitra Height" Phase - situated on the Plot bearing C.T.S. No.-759, at Village - Barave, Kalyan(W),Tal.-Kalyan, Dist.- Thane.Admeasuring 840.06 sqm area is being developed by M/s. Swaminarayan Enterprises.

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

(i) M/s Tushar Tendulkar &Asso.as Architect ;

(ii) Shri Rajesh A.Thakare as Structural Consultant

(iii) Shri Rajesh A.Thakare as Quantity Surveyor *

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 Rajesh A.Thakare quantity Surveyor* appointed by Developer/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. 54000000/- (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 Kalyan Dombivli 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. 46200000/-
(Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

R. A. THAKARE
CONSULTING STRUCTURAL ENGINEER
BPMS REG. NO. ST[illegible]2025/APL/17826
CHARTERED ENGINEER (INDIA)
(Reg. No. AM084031/1)

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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 Kalyan Dombivli Municipal Corporation (planning Authority) is estimated at Rs. 7800000/- (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

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

Building

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31-03-2025 / date of Registration is	Rs. 46000000/-
2	Cost Incurred as on 31-03-2025 (based on the Estimated cost)	Rs. 41400000/-
3	Work done in Percentage (as Percentage of the estimated cost)	90%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4600000/-
5	Cost Incurred on Additional /Extra Items as on 31-03-2025 not included in the Estimated Cost (Annexure A)	NIL

TABLE B

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31-03-2025 / date of Registration is	Rs. 8000000/-
2	Cost incurred as on 31-03-2025 (based on the Estimated cost)	Rs. 4800000/-
3	Work done in Percentage (as Percentage of the estimated cost)	60%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3200000/-
5	Cost Incurred on Additional /Extra Items as on 31-03-2025 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

R. A. THAKARE
CONSULTING STRUCTURAL ENGINEER
BPMS REG. NO. ST[illegible]25/APL/17826
CHARTERED ENGINEER (INDIA)
(Reg. No. AM084031/1)

Accepted By

For SWAMI NARAYAN ENTERPRISES

For Swami Naryan Enterprises

SAGAR ANAND PARAB
Partner

Partner