prime consultants
Architectural, Structural & Interior Consultants

Ref no. _____
Date : 30.09.2025

FORM -2 (See Regulation 3)

ENGINEER'S CERTIFICATE

Date: 30/09/2025

To,
SEAGREEN LIFESPACES LLP
(Through its Designated Partner Balram Harisinghani)
Project Name : SEA GREEN PALACIA
MahaRERA Registration Number : P51700055526
Flat no 101, Moti Mahal Apt., Bk no C-37/74,
Kurla Camp Road, Ulhasnagar 421004.

Subject: Certificate of cost Incurred for Development of SEA GREEN PALACIA (MahaRERA Registration Number P51700055526) being developed by SEAGREEN LIFESPACES LLP (Through its Designated Partner Balram Harisinghani)

Sir,

1. I/We **Bhushan G. Rupani (Prime consultants)** have undertaken assignment of certifying Estimated Cost for **SEA GREEN PALACIA** having MahaRERA Registration Number **P51700055526** being developed by SEAGREEN LIFESPACES LLP (Through its Designated Partner Balram Harisinghani)

2. We have estimated the cost of the Civil, MEP and Allied works required for completion of the Apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer/Consultants. The schedule of items and quantity for the entire work as calculated by Shri Bhushan G. Rupani 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 to ascertain/confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference as **Rs. 28,84,00,000/-** (Total of Table A and B) at the time of registration. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of the apartments and

proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the building(s)/wing(s), layout, plotted development from the Ulhasnagar Muncipal 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. 16,83,50,000/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of input materials/services used and unit cost of these items.

5. The Balance Cost of Completion of the Civil, MEP and Allied works of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale of the Project is estimated at **Rs. 12,00,50,000/-** (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale of 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/Layout/Plotted

Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated cost of the building/wing/layout/ploted Development as on 30/09/2025 (date of Registration is 02/04/2024)	26,00,00,000
2	Cost incurred as on date of certificate 30/09/2025	16,83,50,000
3	Work done in percentage (as Percentage of the estimated cost)	64.75%
4	Balance cost to be Incurred** (Based on Estimated Cost)	9,16,50,000
5	Cost Incurred on Additional/Extra Items as on 30/09/2025 not included in the Estimated cost (Table C)	-

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Table B

Internal & External Development works in Respect of Registered Phase

Sr. No.	Particulars	Amount in Rs.
1	Total Estimated Cost of the Internal and External Development works including amenities and facilities in the layout as on 30/09/2025 (Date of Registration is 02/04/2024)	2,84,00,000
2	Cost incurred as on 30/09/2025 (based on the Estimated Cost)	-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	2,84,00,000
5	Cost Incurred on Additional/Extra Items as on 30/09/2025 not included in the Estimated cost (Table C)	-

Agreed and Accepted by
For SEA GREEN LIFESPACES LLP

Yours Faithfully,
BHUSHAN G. RUPANI
UMC LICENSE NO. 03/03.
FOR PRIME CONSULTANTS
Local Authority license no. UMC-03/03

Balram G. Harisinghani
Designated Partner

Place : Ulhasnagar
Date : 30.09.2025

(Not less than Bachelor's Degree Holder or equivalent as per Section 2(u) of the Act)

***Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.
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. (**) Balance cost to be incurred (4) may vary from the difference between Total estimated cost (1) and actual cost incurred (2) due to deviation in quality required/escalation of cost, etc. 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.
4. All components of work with specifications are indicative and not exhaustive.
5. Please specify if there is any deviations/qualifications Example: Any deviations in input materials used from specifications in agreement of sale.

Table C

List of Extra/Additional items executed with Cost
(Whichwere not parts of the original Estimate of Total Cost)

Sr. no.	List of Extra/Additional/Deleted Items	Amount Rs.
1		
2		