Associated Structural Engineers LLP

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FORM-2
[*See* Regulation 3]
ENGINEER'S CERTIFICATE

ASC/2970/L054/10/2025 Date: 04/01/2026

F.Y. 2025-26 Qtr. 2 July to September

To,
M/s. SWAMINARAYAN LIFE SPACE LLP,
2/5, Ratna Niwas, Nehru Road,
Bhaji Market,
Dombivli (E) – 421201.

Subject: Certificate of Cost Incurred for Development of **"SWAMINARAYAN CITY PHASE 1D"** having MahaRERA Registration Number P51700055644 being developed by M/s. SWAMINARAYAN LIFE SPACE LLP.

Sir,

1. I Mr. Umesh Sharad Joshi Partner of Associated Structural Engineers LLP have undertaken assignment of certifying Estimated Cost for **"SWAMINARAYAN CITY PHASE 1D"** having MahaRERA Registration Number P51700055644 being developed by **M/s. SWAMINARAYAN LIFE SPACE LLP.**

2. We have estimated the cost of Civil, MEP and Allied works, required for competition of the apartments and proportionate completion on internal and 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. The Schedule of items and quantity for the entire work as calculated by Mr. MOHAMMED BASHEED quantity Surveyor appointed by Engineer, the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us ascertain/confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 75,08,97,500/-** (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 plotted Development from the KDMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

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4. The Estimated Cost Incurred till date is calculated at **Rs. 4,95,25,800/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of input materials/services used and units Cost of these items.

5. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the Building and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale of the subject project is estimated at **Rs. 70,13,71,700/-** (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the Building and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A
Building - "CALISTA"
Project – "SWAMINARAYAN CITY PHASE 1D"
Currently Sanctioned : Ground + 2 P + 34 Residential

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

Sr. No. (1)	Particulars (2)	Amounts (3)
1.	Total Estimated cost of the building/wing Plotted Development as on 05th April 2024date of Registration is	**Rs. 73,40,02,250/-**
2.	Cost incurred 30th September 2025 (based on the Estimated cost)	**Rs. 4,95,25,800/-**
3.	Work done in Percentage (as Percentage of the estimated cost)	**6.75%**
4.	Balance Cost to be Incurred as on 30th September 2025 (Based on Estimated Cost)	**Rs. 68,44,76,450/-**
5.	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	—

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

Sr. No. (1)	Particulars (2)	Amounts (3)
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 05th April 2024 date of Registration is	**Rs. 1,68,95,250/-**
2.	Cost incurred as on 30th September 2025 (based on the Estimated cost)	NIL
3.	Work done in Percentage (as Percentage of the estimated cost)	**0%**
4.	Balance Cost to be Incurred as on 30th September 2025 (Based on Estimated Cost)	**Rs. 1,68,95,250/-**
5.	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table-C)	–

Yours Faithfully,
For Associated Structural Engineers LLP

UMESH SHARAD JOSHI

(Mr. Umesh Sharad Joshi)
Registration No. STATE/R/2022/APL/01333

Agreed and Accepted by:

For SWAMINARAYAN LIFE SPACE LLP

Partner

(Mr. Hemant Mulchand Patel)

Date :- 04/01/2026

*** Note:**

1. The scope of work is to complete registered Real Estate Project as per drawings approved from time to time and as per specification 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 be vary from Difference between Total estimate Cost (1) and Actual Cost incurred (2) due to deviation in quality required/escalation of cost etc. As this ia 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.

5. All components of work with specifications are indicative and not exhaustive.

6. Please specify if there area any deviations/qualifications. Example: Any deviations
input material used from specifications in agreement of sale.

Table C

List of Extra/Additional Deleted Items considered in Cost
(which were not part of the original Estimate of Total Cost)

Sr.No.	List of External/Additional/Delated Items	Amount (In Rs.)
1.	Nil	Nil
2.	Nil	Nil