E-STRUCT CONSULTANCY PVT.LTD.

(CONCRETE & STEEL)

An ISO 9001:2015 Certified Company

Annexure - B

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)

Ref.Admin/2025-4527/ESCPL Date: 16th January 2025

To,

M/s. Shresht Developers,

A-22, Bhanunagar Building,

Near P P Chambers,

Dombivli (E), 421 201.

Subject: Certificate of Cost Incurred for Development of SHIVANAND SUDAMA CHS having Maha RERA Registration Number P51700055865 being developed by M/s. Shresht Developers

Ref: MahaRERA Registration Number - P51700055865

Sir,

We E- Struct Consultancy Pvt. Ltd. have undertaken assignment of certifying Estimated Cost for the Shivanand Sudama CHS Project having Maha RERA Registration Number P51700055865 developed by M/S Shresht Developers.

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

(i) M/s. De-con Consultant as L.S. / Architect

(ii) M/s. E-Struct Consultancy Pvt. Ltd. as Structural Consultant

(iii) M/s. Le Energyca ES Pvt. Ltd. as MEP Consultant

(iv) Er. Pandurang Kalan as Quantity Surveyor

2. We have estimated the cost of 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 and Consultants. The schedule of items and quantity required for the entire work as calculated by Er. Pandurang kalan quantity Surveyor appointed by Developer/Engineer, 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.3,93,40,000/-. (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 the apartments and proportionate completion of internal works, as per specifications mentioned in agreement of sale and the purpose of obtaining occupation certificate / completion certificate for the building(s) / Wing(s) / Layout/ Plotted Development from the K.D.M.C. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred 16/01/2025 is calculated at Rs. Rs. 1,37,69,000/- (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 the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the project Rs. 2,55,71,000/- (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate 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

Building called Shivanand Sudama CHS

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 04/01/2024 date of Registration is	Rs.3,93,40,000/-
2	Cost incurred as on 16/01/2025 (based on the Estimated cost)	Rs. 1,37,69,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	35%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,55,71,000/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	NA

TABLE B

Internal & External Development Work in Respect of the Registered Phase

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	NA
2	Cost incurred as on _____ (based on the Estimated cost)	NA
3	Work done in Percentage (as Percentage of the estimated cost)	NA
4	Balance Cost to be Incurred (Based on Estimated Cost)	NA
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	NA

Yours Faithfully,

For **E-Struct Consultancy Pvt. Ltd.**

E-STRUCT CONSULTANCY PRIVATE LIMITED MUMBAI

Pankaj Kulkarni
Managing Director
Consulting Engineer
STATE/R/2023/APL/08997

Agreed and Accepted by: For SHRESHT DEVELOPERS

Signature of Promoter Auth. Signatory

Name: Narendra K. Patel

Date:

*** Note**

1. The scope of work is to complete Registered 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 Difference between Total estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity 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. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

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

6. Please specify if there are any deviations / qualifications. Example: Any deviations in 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 Extra / Additional / Deleted Items	Amount (In Rs.)
1	NA	NA
2	NA	NA