S. V. PATEL & ASSOCIATES
CONSULTING ENGINEERS • STRUCTURAL DESIGNERS

B-805, D. S. CORPORATE SQUARE,
BEHIND KANARA BUSINESS CENTER,
LAXMI NAGAR, GHATKOPAR (E),
MUMBAI - 400 075.
TELEFAX : 2500 6098, 2500 5219
E-mail : svpassociates@gmail.com
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FORM-2

REF No. 1607/318 /2024

Date: 08.10.2024

To,
M/s. Shreeji Buildcon Projects Pvt. Ltd.
3A-29, Bombay Taximens CHS
306, LBS Marg, Off BKC,
Kurla (w), Mumbai- 400 070.

Subject: Certificate of Cost Incurred of construction word of one no. Of building of the Nil phase of the project 'Emerald Castle',[MahaRERA Registration Number- **P51800052182**] under process situated on plot bearing CTS No. 124, 124/1 to 13 demarcated by its boundaries (latitude and longitude of the end points) Point No. 1 (N -19°04"11.49") (E-72°52'31.60") to point no. 2 (N -19°04"11.07") (E-72°52'33.38") to the point no. 3 (N -19°04"10.91") (E-72°52'33.33") to the point no. 4 (N -19°04"10.85") (E-72°52'33.60")to the point no. 5 (N -19°04"10.34") (E-72°52'33.23") to the point no. 6 (N -19°04"10.78") (E-72°52'31.49") of village kurla-4 at LBS marg, Kurla(W), Mumbai, Taluka – Kurla, District M.S.D. Mumbai. Admeasuring 1283.70sq. mt. And being developed by M/s. Shreeji Buildcon Projects Pvt. Ltd.

Ref: Maha RERA Registration Number- **P51800052182**

1. I, S.V. PATEL Proprietor of S.V. PATEL & ASSOCIATES have undertaken assignment of certifying Estimated Cost for the above Subject building, [MahaRERA Registration Number - **P51800052182**] situated on plot bearing CTS No. 124, 124/1 to 13 demarcated by its boundaries (latitude and longitude of the end points) Point No. 1 (N -19°04"11.49") (E-72°52'31.60") to point no. 2 (N -19°04"11.07") (E-72°52'33.38") to the point no. 3 (N -19°04"10.91") (E-72°52'33.33") to the point no. 4 (N -19°04"10.85") (E-72°52'33.60")to the point no. 5 (N -19°04"10.34") (E-72°52'33.23") to the point no. 6 (N -19°04"10.78") (E-72°52'31.49") of village kurla-4 at LBS marg, Kurla(W), Mumbai, Taluka – Kurla, District M.S.D. Mumbai. Admeasuring 1283.70sq. mt. And being developed by M/s. Shreeji Buildcon Projects Pvt. Ltd.

2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate of 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. Faraz Ahmed S. Shah, 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. 11,73,60,000/-** (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 MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 7,37,00,000/-** (Total of Table A and B) The amount of Estimated Cost Incurred is calculated on the basis of input materials/services used and unit cost of these items.

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 is estimated at **Rs. 4,36,60,000/-** (Total of Table A and B).

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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

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on date of Registration is 10.03.2023	Rs. 11,00,00,000/-
2	Cost incurred as on 30.09.2024 (based on the Estimated cost)	Rs. 7,37,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	67.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,63,00,000/-
5	Cost Incurred on Additional /Extra Items as on 30.09.2024 not included in the Estimated Cost (Annexure C)	NIL

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 10.03.2023 date of Registration is	Rs. 73,60,000/-
2	Cost incurred as on 30.09.2024 (based on the Estimated cost)	Rs. 11,04,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	15.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 62,56,000/-
5	Cost Incurred on Additional /Extra Items as on 30.09.2024 not included in the Estimated Cost (Annexure C).	NIL

S. V. PATEL & ASSOCIATES MUMBAI 400 075.

Yours Faithfully,

FOR S.V.PATEL & ASSOCIATES

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Agreed and Accepted

Signature of Director
M/s. Shreeji Buildcon Projects Pvt. Ltd.
Date: 08.10.2025

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 ect. 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 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.	NIL	NIL
2.	NIL	NIL

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