MADHUSUDAN D. SHAH

901, KALASH PARESH MAHAL CO-OP HSG LTD,PODDAR ROAD, SANTACRUZ (WEST), MUMBAI-400054, MOBILE : +91-9821458761

LICENCE NO.840006288

To,

31ST DEC 2024

M/s. Shreeji Realties Pvt. Ltd.,
1, Saurabh building,
Behind Andhra Bank,
Andheri Kurla Road, Chakala,
Andheri (East),
Mumbai 400 093.

Subject: Certificate of Cost Incurred for Development of Construction of **Green Origin** with 2 building, (MahaRERA Registration Number **(P51800052282)** situated on the Plot bearing C.T.S. Nos.18/C, demarcated by its boundaries to the North (Existing Road), to the South (CTS No.20B, to the East (CTS No.17), to the West (CTS No.19/5), of Kokan Division of Mulund, at Ghati Pada Road, Mulund West, Taluka Kurla, District Mumbai PIN 400 080 as per Area 9374.82 sq. mts. area being developed by M/s. Shreeji Realties Pvt. Ltd.

Ref: MahaRERA Registration Number **P51800052282**.

Sir,

I, Madhusudhan D. Shah, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA being building know as Green Origin , to be constructed on Plot bearing C.T.S. Nos.18C demarcated by its boundaries to the North(Existing Road), to the South (CTS No.20B, to the East (CTS No.17), to the West (CTS No.19/5), of Kokan Division of Mulund, at Ghati Pada Road, Mulund West, Taluka Kurla, District Mumbai PIN 400 080. Total Built Up Area proposed admeasuring 9374.82 sq mt. (In lieu of plot potential +0.50 FSI + admissible TDR + admissible FSI being developed by **M/s Shreeji Realties Pvt Ltd.**

1. Following technical professionals are appointed by Owner / Promoter:-
   - [i] Shri. Satish S Salkude as L.S./Architect;
   - [ii] Shri. Rohit Ravindra Varma as Structural Consultant;
   - [iii] Shri. V D Sawant as Plumbing Consultant;
   - [iv] Shri. Madhusudan Shah as Site Supervisor and 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/plan made available to us for the project under reference by the

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Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by us and the assumption of the cost of material, labour and inputs made by developer, and the site in section carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 57,60,49,668/- (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 Municipal Corporation of Greater Mumbai being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 13,96,60,333/- (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 of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from Municipal Corporation of Greater Mumbai planning Authority) is estimated at Rs.43,63,89,335/- (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

Building known as **GREEN ORIGIN**

Sr.No	Particulars	Amount (Rs.) A Wing	Amount (Rs.) B Wing	Total (Rs.)
1	Total Estimated cost of the building/Wing as on date of Registration is	26,01,39,029/-	31,59,10,639/-	57,60,49,668/-
2	Cost incurred as on 31.12.2024 (based on the Estimated cost)	6,30,69,394/-	7,65,90,939/-	13,96,60,333/-
3	Work done in percentage (as Percentage of the estimated cost)	24.24%	24.24	24.24
4	Balance cost to be incurred (Based on Estimated Cost)	19,70,69,635/-	23,93,19,700/-	43,63,89,335/-

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5	Cost incurred on Additional / Extra Items as on 31.03.2024 not included in the Estimated Cost (Annexure A)	Rs.0	Rs.0	Rs.0

TABLE B

Building known as **GREEN ORIGIN**

Sr.No	Particulars	Amounts
1	Total estimated cost of the internal and External Development Work including amenities and Facilities in the layout as on 31.12.2024 date of Registration is	Rs. Nil
2	Cost incurred as on 31.12.2024 (based on the estimated cost)	Rs. Nil
3	Work done to be percentage (as Percentage of the estimated cost)	Rs. Nil
4	Balance cost to be incurred (Based on Estimated Cost)	Rs. Nil
5	Cost incurred on Additional / Extra Items as on 31.12.2024 not included in the Estimated Cost (Annexure A)	Rs. Nil

Yours Faithfully,

MADHUSUDAN D. SHAH
(License No. 840006288)
Date : 31ST DEC 2024

Agreed & Accepted By :

M/s SHREEJI REALTIES PVT LTD,

SANJAY SAMPATKUNAR JAIN
(DIRECTOR)
Date : 31ST DEC 2024