

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)

Date: 30th September, 2024

To,

The Shantprabha Co-operative Housing Society Limited,
Pahadi School Road no 2, Off Aarey Road,
Goregaon East, Mumbai 400063.

Subject: Certificate of Cost Incurred for Development of **Shantprabha Co-operative Housing Society Limited for Construction of One building/ One Wing of the P51800052544 Phase (MahaRERA Registration Number) situated on the CTS No. 286 Survey no 92 Hissa no 4.** demarcated by its boundaries (latitude and longitude of the end points) Rasik Apartment to the North, road to the South Dudhwala Tower to the East, road to the West of Division **Pahadi Village Taluka Borivali District Mumbai Suburban PIN 4000063** admeasuring **1794 sq.mts.** area being developed by **Shantprabha Co-operative Housing Society Limited**

Ref : MahaRERA Registration Number **P51800052544**

Sir,

I, **M/s. Epicon Consultants Private Limited**, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **Shantprabha Co-operative Housing Society Limited Building(s)/ One Wing(s) of the P51800052544 Phase** situated on the CTS No. 286 Survey No. 92 Hissa No 4 **Pahadi Village Taluka Borivali District Mumbai Suburban PIN 4000063** admeasuring **1794 sq.mts.** area being developed by **Shantprabha Co-operative Housing Society Limited**

Regd. Office : 401, 4th Floor, Jyoti Estate CHSI, Next to Jaslok Sweet, Sahar Road,
Near Andheri Rly. Station, Andheri (E), Mumbai 400 069
Tel. : 91 - 22 - 2682 6225, 2682 6215 | email : epiconsmumbai@epicons.com

Head Office : 216/A, Amargian Complex, Opp S.T. Depot, L.B.S. Road, Khopat, Thane (W) India 400 601.
Tel. : 022 - 4100 6216 / 4450 0821

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

- (i) **M/s. Manish Karnik and Associates** as L.S. / Architect ;
- (ii) **M/s. Epicons Consultants Private Limited** as Structural Consultant
- (iii) **M/s. Arkk Consulting Private Limited** as MEP Consultant
- (iv) **M/s. Niyash** as 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/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by **M/s. Niyash** 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.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 68,07,57,133.00** (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 MHADA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 25,36,61,099.00/-** (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 MHADA (planning Authority) is estimated at **Rs. 42,70,96,034.00/-** (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 :

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TABLE A

Building /Wing bearing Number____ or called _____
 (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 as on 08/09/2023 date of Registration is	Rs. 68,07,57,133.00
2	Cost incurred as on 30/09/2024 (based on the Estimated cost)	Rs. 25,36,61,099.00
3	Work done in Percentage (as Percentage of the estimated cost)	37 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 42,70,96,034.00
5	Cost Incurred on Additional /Extra Items as on 30/09/2024 not included in the Estimated Cost (Annexure A)	Rs. Nil/-

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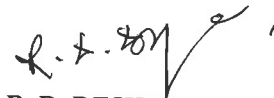
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TABLE B

(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 _____ date of Registration is	Rs. 0
2	Cost incurred as on _____ (based on the Estimated cost).	Rs. 0
3	Work done in Percentage (as Percentage of the estimated cost).	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 0
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs. 0

Yours faithfully,

For, **EPICONS CONSULTANTS PVT. LTD**

R. D. DESHPANDE
DIRECTOR**(REG. NO.: STR: 840002005 OF 2023-25)**

Agreed and Accepted by:

Signature of Promoter

For Shantaprabha CO Operative Housing Society Limited

Name:

Date:

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