KRISHNA PANDEY

Engineer (License No./Sup/grade I : 840003350)

505, Neera CHSL, Plot no. 25 sector 8B, CBD BelapurNavi Mumbai-400614

To
M/s. Shreeji Developers
1st Floor, Shreeji Atlantis,
Gautam Buddha Marg,
Orlem, Malad (W),
Mumbai - 400064.
Date: 28.10.25

Subject:-Certificate of cost incurred for development/ Construction of project Shreeji Solitaire comprising of one building (for MahaRERA Registration Number P51800052931) of the project situated on plot bearing CTS NO 1C 2 76, PLOT NO 114, RDP 2, SECTOR 2, CTS NO. 1C/2/77 of Village Kandivali at RSC Road Charkop, Kandivali (W), Mumbai, being developed by M/s. Shreeji Developers.

Ref: Application for MahaRERA Registration no. **P51800052931**
Sir,

I Krishna K.Pandey have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being sale buildings with Shreeji Solitaire of the Project, situated on plot bearing CTS NO 1C 2 76, PLOT NO 114, RDP 2, SECTOR 2, CTS NO. 1C/2/77 of Village Kandivali at RSC Road, Charkop, Kandivali (W), Mumbai. demarcated by its boundaries (Latitude (N) and Longitude (E) 72 49 25.08Village Kandivali at RSC Road Charkop, Kandivali (W), Mumbai,. being developed by M/s. Shreeji Developer on the land admeasuring 1128 sq.mts.

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

(i) M/s CNS Consultant as Architect.

(ii) M/S Jai Shree Krishna consultant as Structural Consultant.

(iii) M/s Synergy Solutions as MEP Consultant

Krishna K. Pandey
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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 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 Mr. Krishna K Pandey 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 of the aforesaid project under reference as INR. 39,54,00,000.00 (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 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 INR. 7,09,46,998 (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 MCGM is estimated at INR. 32,44,53,001.91 (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 (Shreeji Solitaire)
Residential Building:

Sr. No.	Particulars	Amounts in Rs
1	Total Estimated cost of the building/wing as on date of Registration is	31,63,20,000
2	Cost incurred as on 30.09.25 (based on the Estimated cost)	7,09,46,998
3	Work done in Percentage (as Percentage of the estimated cost)	22.43%
4	Balance Cost to be Incurred (Based on Estimated Cost)	24,53,73,002
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A)	Nil

Krishna K. Pandey
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TABLE B (Shreeji Solitaire)

Sr. No.	Particulars	Amounts in Rs
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is.	7,90,80,000
2	Cost incurred as on 30.09.25 (based on the Estimated cost)	0
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	7,90,80,000
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A)	Nil

Yours Faithfully

Krishna K. Pandey

* Note

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.

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. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

4. 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.

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

Krishna K. Pandey
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(M-139351-5)