U D CHANDE LLP
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GAUTAM U. CHANDE
PREETAM U. CHANDE

Ref. No. Siddhivinayak/34/2023-17/2024-25 12th February, 2025

To

M/s Srushti Raj Enterprises (I) Ltd.
Flat No. 01, Bldg. No. 4C,
Kalpataru Riverside Park,
Panchmukhi Maruti Mandir,
Panvel, raigad – 410 206.

Subject : Certificate of cost incurred for Development of "Shree Siddhivinayak SRA CHS (prop.)" situated on the Plot bearing C.T.S. No. 282 (pt) demarcated by its boundaries (latitude and longitude of the endpoints) 19.02'35.90" N 72.53.41.90 E to the North 19.02.35.28 N 72.53.41.93 E, 19.02.35.39 N, 72.53.43.10E, 19.02.35.90 N, 72.53.43.19 E to the West Village Wadavali, Taluka Chembur at Nityanand Baug Road, Chembur (E), M/W Ward, Mumbai – 400 071 admeasuring 618.13 Sq. Mts. area being developed by M/s Srushti Raj Enterprises (I) Ltd.

Ref : **MahaRERA Registration Number**

Sir,

I Shri Gautam U. Chande have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA Registration No. _____, being "Shree Siddhivinayak SRA CHS (prop.)" situated on the Plot bearing C.T.S. No. 282 (pt) demarcated by its boundaries (latitude and longitude of the endpoints) 19.02'35.90" N 72.53.41.90 E to the North 19.02.35.28 N 72.53.41.93 E, 19.02.35.39 N, 72.53.43.10E, 19.02.35.90 N, 72.53.43.19 E to the West Village Wadavali, Taluka Chembur at Nityanand Baug Road, Chembur (E), M/W Ward, Mumbai – 400 071 area being developed by M/s Srushti Raj Enterprises (I) Ltd..

1. Following technical professionals are appointed by Owner / Promoter -
   (i) Mr. Sachin Jadhav of M/s Ken Assist as L. S. / Architects
   (ii) Mr. Gautam Uday Chande of M/s U. D. Chande LLP, as Structural Consultant
   (iii) M/s Sanjay Udani Asociates as MEP Consultant
   (iv) Shri Kandan P. Mudaliyer as Site Supervisor

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 Mr. kandan Mudaliyer as quantity Surveyor*appointed by Developer 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 21,00,00,000.00 (Rupees Twenty One Crores Only) (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 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. 3,50,00,000.00 (Rupees Three Crores Fifty Lakhs Only) (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 (planning Authority) is estimated at Rs. 17,50,00,000.00 (Rs. Seventeen Crores Fifty Lakhs Only) (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 / Wing bearing called "Srushtiraj Siddhi Square"

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the building as on date of Registrations	Rs. 17,50,00,000.00
2.	Cost incurred as on 31.12.2024 (based on the estimated cost)	Rs. 3,50,00,000.00
3.	Work done in Percentage (as Percentage of the estimated cost)	20%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 14,00,00,000.00
5.	Cost Incurred on Additional /Extra Items as on 31.12.2024 not included in the Estimated	NIL

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TABLE B

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	Rs. 3,50,00,000.00
2.	Cost incurred as on 31.12.2024 (based on the Estimated cost)	Rs. Nil
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,50,00,000.00
5.	Cost Incurred on Additional /Extra Items as on 31.12.2024 not included in the Estimated Cost	NIL

Yours Faithfully

GAUTAM U. CHANDE
STR/C/46

*** 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.

TABLE C

List of Extra / Additional / Deleted Items considered in Cost

(Which were not part of the original Estimate of Total Cost)

Sr. No.	Items	Cost(in Rs.)
1.		
2.		