

ARIJIT MALIK

B.E. CIVIL

9432167280

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: 31.12.2019

To,

The Sejal Shakti Realtors LLP
173/174, S V Road, Kandivali West
Mumbai - 400 067

Subject: Certificate of Cost Incurred for Development of **SIDDHA SKY** for Construction of **SALE TOWER-4** of the **Fourth Phase** (MahaRERA Registration Number) situated on the Plot bearing C.N. No./CTS No./Survey Nol./Final Plot No **6(pt), 16(pt) to 21(pt) of salt pan division and 12(pt) of Sion division at Raoli Camp, Kokari Agar, Sardar Nagar-04, Sion Koliwada, Mumbai-400037** demarcated by its boundaries (latitude and longitude of the end points)

SR NO	CORNER	LATITUDE	LONGITUDE
1	NORTH-WEST	19° 02' 11.54'' N	72° 52' 08.60'' E
2	NORTH-EAST	19° 02' 11.19'' N	72° 52' 14.18'' E
3	SOUTH-EAST	19° 02' 05.69'' N	72° 52' 12.94'' E
4	SOUTH-EAST	19° 02' 05.93'' N	72° 52' 11.35'' E
5	SOUTH-WEST	19° 02' 04.77'' N	72° 52' 10.86'' E
6	SOUTH-WEST	19° 02' 04.76'' N	72° 52' 09.65'' E
7	SOUTH-WEST	19° 02' 06.20'' N	72° 52' 08.48'' E

of Division - **Sion District- Mumbai** Pin code- **400067** admeasuring **977 sq.mts** area being developed by **SEJAL SHAKTI REALTORS LLP**.

Ref : MahaRERA Registration Number P51900021031

Sir,

I/We **Arijit Malik**, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **SALE TOWER-4** of the

280, UPEN BANERJEE ROAD, KOLKATA - 700060

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Fourth Phase situated on the plot bearing C.N. No./CTS No./Survey No./Final Plot **6(pt), 16(pt) to 21(pt) of salt pan division and 12(pt) of Sion division at Raoli Camp, Kokari Agar, Sardar Nagar-04, Sion Koliwada, Mumbai-400037** of Division - Sion District- Mumbai Pin code- 400067 admeasuring 977 sq.mts area being developed by SEJAL SHAKTI REALTORS LLP.

Following technical professional's area appointed by Owner / Promoter:-

- (i) M/s DOT Architect as I.S./Architect;
- (ii) M/s JW Consultants LLP as Structural Consultant
- (iii) M/s MEP Consulting Engineers as MEP Consultant
- (iv) M/s /Shri Arijit Malik 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 Anirban De Sarkar 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.155.44 CR** (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 SRA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated as **Rs.0.672 CR** (Total of Table A and B). The amount of Estimated Cost Incurred as calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works on the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from SRA (planning Authority) is estimated at **Rs.154.76 CR** (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

Sale Tower-4

(To be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amount
(1)	(2)	(3)
1	Total Estimated cost of the building/wing As on <u>31.12.2019</u> date of Registration is	<u>Rs. 139.55 CR</u>
2	Cost incurred as on <u>31.12.2019</u> (Based on the estimated cost)	<u>Rs.0.672 CR</u>
3	Work done in Percentage (As Percentage of the estimated cost)	<u>0.48%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 138.87 CR</u>
5	Cost Incurred on Additional /Extra Items as on <u>31.12.2019</u> not included in the Estimated Cost (Annexure A)	<u>Nil</u>

TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amount
(1)	(2)	(3)
1	Total estimated cost of the Internal and External Development Works including Amenities and Facilities in the layout As on <u>31.12.2019</u> .date of Registration is	<u>Rs.15.88 CR</u>
2	Cost incurred as on <u>31.12.2019</u> (Based on the estimated cost)	<u>Nil</u>
3	Work done in Percentage (As Percentage of the estimated cost)	<u>0%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs.15.88 CR</u>
5	Cost Incurred on Additional/Extra Items As on <u>31.12.2019</u> not included in the Estimated Cost (Annexure A).	<u>Nil</u>

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Yours faithfully,



Signature of Engineer

(B.E CIVIL)

*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 the 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.

Annexure A (NA)

List of Extra/Additional Items executed with Cost
(Which was not part of the original Estimate of Total Cost)

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NOTE- The project being developed by SEJAL SHAKTI REALTORS LLP, is developed in 4 phases plus one SRA component. The Engineer's Certificate belongs to Sale Tower-1 Third phase which comprises of land admeasuring 977 sq.mts, whereas the whole project land admeasures 26376.38 sq.mts.