

**ENGINEER'S CERTIFICATE NO. 1**

634, Avior, Nirmal Galaxy  
LBS Road, Mulund (West)  
Mumbai 400 080  
India

Date: 31<sup>th</sup> March 2024

t: +91 22 2591 2468  
f: +91 22 2081 2468  
e: mumbai@davidadamsongroup.com  
w: www.davidadamsongroup.com

To  
M/s. Sheth Smarthomes LLP  
7th Floor, A wing, S7-4,  
Pinnacle Business Park,  
Mahakali Caves Road, Andheri East,  
Mumbai, Mumbai Suburban,  
Maharashtra, 400093.



Subject: Certificate of Cost Incurred for Development of proposed project - Codename Younique, Building situated on the Plot bearing CTS No. 458A, Survey demarcated by its boundaries plot bearing CTS No. 460, 459,634A,635A to the North, 18.30 mtr Existing Road to the South, 18.30 mtr Existing Road to the East, Plot bearing CTS No 627 to the West of Division Konkan, village kurla III, taluka Kurla, District Mumbai, PIN 400022 being developed by M/s. Sheth Smarthomes LLP

Ref: MahaRERA Registration Number

Sir,

I/ We have undertaken assignment of certifying Estimated Cost for the Codename Younique Project proposed to be registered under MahaRERA, on the Plot bearing CTS No. 458A, Survey demarcated by its boundaries plot bearing CTS No. 460, 459,634A,635A to the North, 18.30 mtr Existing Road to the South, 18.30 mtr Existing Road to the East, Plot bearing CTS No 627 to the West of Division Konkan, village kurla III, taluka Kurla, District Mumbai, PIN 400022 being developed by M/s. Sheth Smarthomes LLP

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

Shri. Lelwin R. of Beyondl Design Studio Architect;

Shri. Mukesh Pritamdasani of Whitby Woods Pritamdasani Consulting Engineers Pvt. Ltd. as Structural Consultant

Shri. Rohil Ucchil of M/s Integrated Technical Services as MEP Consultant

Shri Madhup Mazumdar as Landscape Consultant

M/s David Adamson India Private Limited as Engineer Quantity Surveyors





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. David Adamson India Private Limited 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. 301.93 Crs (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 as **Rs. 0.68 Crs (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 (planning Authority) is estimated at **Rs. 301.25 Crs (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**

Sr.No.	Particulars	Sale Building Cost (In Cr.)	Rehab Building Cost (In Cr.)	Total
1	Total Estimated cost of the building/wing as on 31 <sup>st</sup> March 2024 date of Registration is	189.25	89.04	278.29
2	Cost incurred as on 31 <sup>st</sup> March 2024 (based on the Estimated cost)	-	-	-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%	0.00%	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	189.25	89.04	278.29
5	Cost Incurred on Additional /Extra Items as on 31 <sup>st</sup> March 2024 not included in the Estimated Cost (Annexure A)	-	-	-





TABLE B

Sr.No.	Particulars	Sale Building Cost (In Cr.)	Rehab Building Cost (In Cr.)	Total
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31 <sup>st</sup> March 2024 date of Registration is	16.08	7.57	23.65
2	Cost incurred as on 31 <sup>st</sup> March 2024 (based on the Estimated cost)	0.46	0.22	0.68
3	Work done in Percentage (as Percentage of the estimated cost)	2.86%	2.86%	2.86%
4	Balance Cost to be Incurred (Based on Estimated Cost)	-	-	-
5	Cost Incurred on Additional /Extra Items as on 31 <sup>st</sup> March 2024 not included in the Estimated Cost (Annexure A))	NIL	NIL	NIL

Yours Faithfully,

For David Adamson India Private Limited

(Signature of Engineer)



Rohit Chavan, MRICS  
B. E. Civil.

Agreed & accepted  
For Sheth Smart Homes LLP

Authorised Signatory

\* Note

1. As this is an estimated cost, any deviation in quantity required for the development of the Real Estate Project will result in amendment of the cost incurred/to be incurred