



SURA & ASSOCIATES

**CONSULTING STRUCTURAL ENGINEERS
RCC SPECIALIST, PROJECT MANAGEMENT CONSULTANTS**

FORM-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

Date : 14th April, 2023

To,
The
Blackplinth Realtors Pvt. Ltd
C/62, Vibgyor Tower, 9th Floor,
Bandra Kurla Complex,
Opposite Trident Hotel,
Bandra (East), Mumbai – 400 051

Subject: Certificate of Percentage of Completion of Construction Work of One No. of Building(s)/ of the Shivram CHSL [MahaRERA Registration Number] situated on the Plot bearing Plot Bearing CTS No. 1102,1103,1104 & 1050 (pt), Shivram CHS Ltd, Devidayal Road, Mulund (W), Mumbai-400080 demarcated by its boundaries by C. T.S. no. 1045 to the North, 18 MTR Road to the South, C.T.S. no. 1101 to the East, Road to the West, of Division Konkan, village Mulund (West), Taluka Kurla, district Mumbai PIN 400080 admeasuring in aggregate approximately 20232.39 square meters being developed by M/s Blackplinth Realtors Pvt. Ltd

Ref : MahaRERA Registration Number P51800047183

Sir,

I, Piyush Sura of M/s. Sura & Associates have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being One building situated on the plot bearing CTS No. 1102,1103,1104 & 1050 (pt), Shivram CHS Ltd, Devidayal Road, Mulund (W), Mumbai-400080 admeasuring in aggregate approximately 20232.39 square meters being developed by M/s Blackplinth Realtors Pvt. Ltd

Following technical professionals are appointed by Owner / Promoter :—

- (i) M/s. V K Chhopia and Co. as L.S. / Architect;
- (ii) M/s. Sura And Associates as Structural Consultant
- (iii) M/s /Shri/Smt _____ as MEP Consultant
- (iv) M/s /Shri/Smt _____ as Quantity Surveyor *



P. K. Sura

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 _____ 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. 137,20,00,000 (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 (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. 11,72,00,000 (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. 1,05,48,00,000 (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 Number One or called "Shivram CHSL"

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 1,17,20,00,000
2	Cost incurred as on date (based on the Estimated cost)	Rs. 11,72,00,000
3	Work done in Percentage (as Percentage of the estimated cost)	10 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,05,48,00,000
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. Nil



[Handwritten Signature]

TABLE B

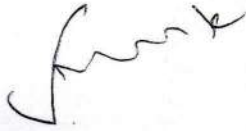
(to be prepared for the entire registered phase of the Real Estate Project)

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. 20,00,00,000
2	Cost incurred as on _____ (based on the Estimated cost).	NIL
3	Work done in Percentage (as Percentage of the estimated cost).	NIL
4	Balance Cost to be Incurred (Based on Estimated Cost).	NIL
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	NIL

Thanking You,

Yours faithfully,

FOR M/S SURA & ASSOCIATES

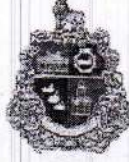


(P. K. SURA)



License No - STR / S / 76

STRUCTURAL CONSULTANT



**MUNICIPAL CORPORATION OF GREATER MUMBAI
OFFICE OF CITY ENGINEER
STRUCTURAL ENGINEER LICENCE**

License No./STR:840002656
Existing BP no.:STR/S/76
Date : 04.04.2023




Structural Licensees Name: Mr. PIYUSHKUMAR K SURA

Address: A-302/303,
SHUBHAM CENTER NO II
CARDINAL GRACIOUS ROAD,
CHAKALA, ANDHERI EAST,
MUMBAI,
400099

Licence Validity: 01.04.2023 To 31.03.2025

Structural Engineer: License granted up to 300 (three hundred) meter above average ground level.

For SURA & ASSOCIATES


Proprietor
Structural Engineer Licensees
Specimen Signature

For City Engineer
Municipal Corporation of Greater
Mumbai

Office of the Dy. Chief Engineer (Building Proposals) City
New Municipal Building, Bhagwan Walmiki Chowk, Vidyalankar Marg,
Opp. Hanuman Mandir, Antop Hill, Wadala (East), Mumbai - 400037.