

# SURA & ASSOCIATES

CONSULTING STRUCTURAL ENGINEERS,  
R.C.C. SPECIALISTS STRUCTURAL DESIGNERS

## Annexure – B FORM – 2

[See Regulation 3]  
ENGINEER'S CERTIFICATE

Date :-22-07-2024

To,

The Shri Anand Modi,  
Director of M/s. Modispaces Real Estate Pvt. Ltd.,  
57 Prem Sagar, Swastik Co-Op Society, Cross Road No. 3,  
JVPD Scheme, Mumbai – 400 056  
[C.A. TO owner Modispaces NILE CHSL].

Subject :- Certificate of Cost Incurred for Development of '**Modispaces Nile**' Project for Construction of Residential building A & B Wings, (Maha RERA Registration Number -----  
Situated on Sub Plot no. 5 of Old PF No. 624, (5/624) and New PF No. 620B of TPS Borivali III, Taluka Borivali (West), Mumbai, jointly to be known as 'Modispaces Nile', admeasuring ----- sq. mtr. Area being developed by Shri Anand Modi, Director of M/s. Modispaces Real Estate Pvt. Ltd. To CA to Owner (Modispaces Real Estate Pvt. Ltd.)

Sir.

1. I **PIYUSH KESHAVLAL SURA**, have undertaken assignment of certifying Estimated Cost for 'Modispaces Nile' having MahaRERA Registration Number-----, being developed by Shri Anand Modi, Director of M/s. Modispaces Real Estate Pvt. Ltd. To CA Owner (Modispaces Real Estate Pvt. Ltd.)

Following technical professionals are appointed by Owner/Promoter –

- |      |   |                          |
|------|---|--------------------------|
| i.   | MISS. VINITA N. CHOGLA                  | As Architect             |
| ii.  | Mr. P.K. SURA OF M/s. SURA & ASSOCIATES | As Structural Consultant |
| iii. | Mr. RUSHIL MATHUR OF M/S.PILLARPLUS     | MEP Consultant           |
| iv.  | Mr. ASIF SHEIKH                         | As Quantity Surveyor     |
| v.   | Mr. AKASH WATULKAR                      | As Site Supervisor       |

2. We have estimated the cost of civil. MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings plans made available to us for the project under reference by the Developer / Consultants. The Schedule of items and quantity required for the entire work as calculated by **Mr ASIF SHEIKH** Quantity Surveyor\* appointed by Developer / Engineer, the assumption of the cost of material labour and other inputs made by developer and the site inspection carried out by us to ascertain / confirm the above analysis given to us.

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3. We estimated Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs 17.49 Crore** (Total of Table A and B) at the time of Registration. The estimated Total Cost of project is with reference to the Civil, MFP and Allied works required for completion of the apartments and Proportionated completion of internal & external works, as per specifications mentioned in agreement of sale and for purpose of obtaining occupation certificate /completion certificate for the Building(s) / Wing(s) / layout / Plotted Development 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 0.20 Crore** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials / services and units cost of these items.
5. The Balance Cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the project is estimated T **Rs. 17.29 Crore** (Total of Table A and B)
6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal & external works, as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:-

**TABLE A**

Building / Wing / Layout / Plotted Development bearing Number 1406, 1406/1

To 8 at Borivali (West) , Mumbai Jointly to be known as 'Modispaces Nile.

(to be prepared separately for each Building / Wing / layout / Plotted Development of the Real Estate Project)

| Sr No. | Particulars  | Amount (In Crores) |
|--------|--|--------------------|
| 1.     | Total Estimated cost of the Building / Wing / Layout / Plotted Development as on date of Registration is | <b>Rs 17.49</b>    |
| 2.     | Cost incurred as on date of certificate  | <b>Rs 0.20</b>     |
| 3.     | Work done in Percentage (as Percentage of the estimated cost)  | <b>1.14%</b>       |
| 4.     | Balance Cost to be Incurred** (Based on Estimated Cost)  | <b>Rs.17.29</b>    |
| 5.     | Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table – C)                 | <b>NIL</b>         |

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**TABLE B**

Internal & external Development Works in Respect of the Registered Phase

| <b>Sr No.</b> | <b>Particulars</b>   | <b>Amounts (In Rs.)</b> |
|---------------|--|-------------------------|
| 1.            | Total Estimated Cost of the Internal and External Development Works including amenities and Facilities In the layout as on date of Registration is | <b>NIL</b>              |
| 2.            | Cost incurred as on date of certificate  | <b>NIL</b>              |
| 3.            | Work done in Percentage (as Percentage of the estimated cost)  | <b>NIL</b>              |
| 4.            | Balance Cost to be Incurred** (Based on Estimated Cost)  | <b>NIL</b>              |
| 5.            | Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table – C)   | <b>NIL</b>              |

Yours faithfully,

FOR M/S. SURA & ASSOCIATES

( P.K. SURA )  
STRUCTURAL CONSULTANT

License No. STR/L/76

Local Authority BMC License no. :- STR/L/76 (if applicable)

Agreed and Accepted by:

Signature of Promoter

Name : ANAND MODI

Date : 22-07-2024



**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

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**Structural Licensees Name:** Mr. PIYUSHKUMAR K SURA

**Address:** A-302/303,  
SHUBHAM CENTER NO II CA  
RDINAL 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.

Structural Engineer Licensees  
Specimen Signature

For City Engineer  
Municipal Corporation of Greater  
Mumbai

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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.