



HITESH R LADVA

B- 13/344, Sector 3, Charkop, Kandivali – West Mumbai – 400 067.

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FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

Date: 5th April 2024

To,
The Rushabh developer
8th Floor, Shah Trade Centre, Rani Sati Marg,
Near W.E.Highway, Malad E, Mumbai-400097

Subject: Certificate of percentage of Completion of Construction Work of proposed Slum Rehabilitation Scheme on land bearing C.T.S No. 128A/2(pt.), village Kandivali, Kandivali (W), Mumbai for “Shreeji aikyam ” under Reg. 33(10) of DCPR 2034. having MaharRera Registration Number - (Only Applicable after project registration) being developed by Rushabh developers

Sir,

I **Mr. Hitesh Ladva** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, of the 01 Building of the single Phase of the **Shreeji aikyam** , situated on the plot bearing on land bearing C.T.S No. 128A/2(pt.), village Kandivali, Kandivali (W), Mumbai PIN 400067 admeasuring 5615.96 sq.mts. Area being developed by **Rushabh Developers**

Following technical professionals are appointed by Owner / Promoter: -

- i. **M/s Archview Associates Ltd as L.S. / Architect ;**
- ii. **M/s MAHIM TURA CONSULTANTS;**
- iii. **M/s Ambrosia MEP;**
- iv. **Mr Hitesh Ladva as Quantity Surveyor;**



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- (i) We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building 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. Hitesh Ladva** 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.
- (ii) We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as **Rs 458,56,60000 /-** **(four fifty eight crores fifty six lakhs sixty thousand rupees)**. 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 from the Slum Rehabilitation Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
- (iii) The Estimated Cost Incurred till date is calculated at Rs. **15,89,09,904/**. The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.



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(iv) The Balance cost of Completion of the Civil, MEP and Allied works of the Building of the subject project to obtain Occupation Certificate / Completion Certificate from Slum Rehabilitation Authority (planning Authority) is estimated at **Rs 442,6750096 /-** **(Four Fourty two crores sixty seven lacks fifty thousand ninety six)**

(v) 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:

SHREEJI AIKYAM

TABLE A

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on date of Registration is	Rs. 4127094000 /-
2	Cost incurred as on 31 st March 2024 on Rehab Building Cost incurred as on 31 st March 2024 on Sale Building (based on the Estimated cost)	Rs.118909904/- Rs 40000000/-
3	Work done in Percentage (as Percentage of the estimated cost)	3.8 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 396,81,84096 /-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost	Rs. NIL /-



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

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 is	Rs. 45,85,66,000 /-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 45,85,66,000 /-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost	Rs. NIL /-

Yours Faithfully,

MR. HITESH R LADVA.



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