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Annexure – B

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)

ASC/2038/01/2023

Date: 31/03/2023

**To,
Aditya Enterprises
505, 6th Floor, Ecstasy Business Park,
City of Joy, JSD Marg,
Near Mulund Station,
Mulund (W), Mumbai-400080.**

Subject: Certificate of percentage of Completion of construction work of project “Shri Sandesh Heights” (Previously known as Shree Sandesh CHSL Bldg No. 22N) of Building 1 and Wing 1 of the Phase of the Project [MahaRERA Registration Number **P51700015954**] situated on Part of Housing layout of MHADA, Vartak Nagar on land bearing Survey no. 206(pt) & 209(pt) demarcated by its boundaries of Sector IV, VII- Majiwade, Thane, Tal- Thane, Dist- Thane, Pin- 400606 admeasuring area 1087.71 sq.mts. being developed by **M/S Aditya Enterprises.**

Sir,

1. We **Associated Consultants** have undertaken assignment of certifying Estimated Cost for **Shreesandesh Heights**, having MahaRERA Registration Number **P51700015954** Only Applicable after project Registration being developed by **M/S Aditya Enterprises.**

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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 SP Enterprises 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.

3. We estimated **Rs. 29,27,00,000/-** Total of (Table A & Table 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 apartments and Proportionated completion of internal and external works, as per the 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 Thane Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost incurred till date is calculated at **Rs. 20,48,90,000/-** (Total of Table A & Table 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 **Rs. 8,78,10,000/-** (Total of Table A & Table 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

“Shree Sandesh CHSL”

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Building / Wing / Layout / Plotted Development as on date of Registration is _____	Rs. 29,27,00,000/-
2	Cost incurred as on date of certificate.	Rs. 20,48,90,000/-
3	Work done in percentage. (As percentage of the estimated cost)	70%
4	Balance Cost to be Incurred as on the date of the certificate. (Based on estimated Cost)	Rs. 8,78,10,000/-
5	Cost Incurred on Additional / Extra Items not included. in the Estimated Cost (Table – C)	NIL

TABLE B

(To be prepared separately for each Building / Wing / layout / Plotted Development 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 Date of Registration is _____	NIL
2	Cost incurred as on date of certificate.	NIL
3	Work done in percentage as on the date of the certificate. (As percentage of the estimated cost)	NIL
4	Balance Cost to be Incurred as on the date of the certificate. (Based on estimated Cost)	NIL
5	Cost Incurred on Additional / Extra Items not on _____ in the Estimated Cost (Table – C)	NIL



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TABLE C

List of Extra / Additional / Deleted Items considered in cost.
(Which were not part of the original Estimated of Total cost)

Sr. No	List of Extra / Additional / Deleted Items	Amounts
1	-----	Rs0.00
2	-----	Rs0.00

Yours faithfully

For, Associated Consultants,



Mr. Vikas V. Gokhale
Registration No. 981/SE/1996

***Note**

1 The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specification mentioned in an agreement of sale.

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 in 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 (**) Balance Cost to be incurred (4) may vary from Difference between Total estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an estimate cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.

4 All components of work with specifications are indicative and not exhaustive.

5 Please specify if there are any deviations / qualifications. Example: Any deviations in input materials used from specifications in agreement of sale.