

A. G. Gokhale & Associates
213, J. K. Chamber, Sector-17,
VASHI, New Bombay-400709

**FORM-2 [see Regulation 3]
ENGINEER'S CERTIFICATE**

Date: 30/09/12022

To

The FORNAX REALTY

411, SATRA PLAZA PLOT NO 19 20 SECTOR 19D PALM BEACH ROAD VASHI NAVI MUMBAI

Subject: Certificate of Cost Incurred for Development of project BHOOMI ICON for Construction of ONE building situated on the PLOT NO 28A, SECTOR-9, NODE-Koperkhairne demarcated By Its boundaries 15.00 mtr wide Road to the North, Plot No 27 to the south Plot No-28B to the East, Proposed 24.00 wide road to the west of Node KOPERKHAIRNE Navi Mumbai, Taluka-Thane, District- Thane, PIN NO.400709 admeasuring 1380.00 sq.mts area being developed by M/S FORNAX REALTY

Sir,

Ref: FOR MahaRERA Registration Number -P51700026412

Sir,

I/ We A.G. Gokhale & Asso have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **ONE Building** situated on the plot bearing **Plot no 28A SECTOR 9 of Node- KOPERKHAIRNE , Navi Mumbai, Taluka- THANE District THANE PIN 400 709 admeasuring 1380.00 sq.mts. area being developed by M/S.FORNAX REALTY**

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

- (i) M/S ATUL PATEL Architects as L.S. / Architect ;
- (ii) M/s A.G. Gokhale & Asso as Structural Consultant
- (iii) M/s NOT APPOINTED as MEP Consultant
- (iv) RAMESH SUMBE as Quantity Surveyor *

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 RAMESH SUMBE quantity Surveyor* appointed by 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 35.65 Cr (PHASE I 25.30CR +10.35CR SECOND PHASE) 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 NMMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 4.15 CR (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 NMMC (planning Authority) is estimated at Rs 28.85 CR (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 ONE or called **BHOOMI ICON**

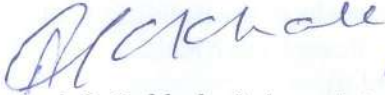
Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 7/08/20 date of Registration is	Rs. 22CR+(4.8 CR PHASE 2)
2	Cost incurred as on 30/10/2022(based on the Estimated cost)	Rs. .4.15CR
3	Work done in Percentage (as Percentage of the estimated cost)	18.9 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.17.85 CR
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	NIL

TABLE B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 7/08/20 date of Registration is	Rs 3.30 +(4.47 CR PHASE2)
2	Cost incurred as on _30/10/2020 (based on the Estimated cost)	Rs. 0.0 Cr
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 3.30 +(4.47 CR PHASE2)
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

A. G. GOKHALE & ASSOCIATES



A.G. Gokhale & Associates

A. G. GOKHALE
Proprietor

(Licence NoM/061632/4.)

AGREED AND ACCEPTED BY

SIGNATURE OF PROMOTOR

*** Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
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. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)