

FORM-2 [see Regulation3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

To,
The Umiya Developers,
Survey No.29, Hissa No.1, Survey No.30,
Hissa No.1,2,3a Village Ghodbunder,
Mira Road (East), Taluka and District Thane :- 401107

Subject: Certificate of Cost Incurred for Development of [Project Name] having MahaRERA Registration Number P51700017157 (Only Applicable after project registration being developed by (Promoter's Name))

Sir,

I/We have undertaken assignment of certifying Estimated Cost for **UMIYA OASIS** having MahaRERA Registration Number **P51700017157** (Only Applicable after project registration being developed by **UMIYA DEVELOPERS**)

- 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 and Consultants. The Schedule of items and quantity for the entire work as calculated by **Mr. Keyur Patel** 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 to ascertain / confirm the above analysis given to us.
- 3 We estimate Total Estimated Cost of completion of the aforesaid project under reference as **Rs.216,50,00,000/-** (Total of Table A and B) at the time of registration. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale for the purpose of obtaining occupation certificate/ completion certificate for the building(s) / wing(s) / Layout / Plotted Development from the **Mira Bhayander 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. 49,09,65,377/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials / services used and unit cost of these items.
- 5 The Balance cost of Completion of the Civil, MEP and Allied works for completions of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale of the Project is estimated at **Rs.167,40,34,623/-** (Total of Table A and B).
- 6 I certify that the Cost of the Civil, MEP and allied work for completions of the apartments and proportionate completion of 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 _____ or called _____

(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	1,65,50,00,000
2	Cost incurred as on date of Certificate 30.09.2022	41,46,00,000
3	Work done in Percentage (as Percentage of the estimated cost)	25%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1240400000
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost(Annexure C)	

TABLE B

Internal & External Works in Respect of the Registered Phase

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	51,00,00,000
2	Cost incurred as on date of certificate 30.09.2022	7,63,65,377
3	Work done in Percentage (as Percentage of the estimated cost)	15%
4	Balance Cost to be Incurred (Based on Estimated Cost)	433634623
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost(Table B)	

Yours Faithfully

P. J. Patel

Signature & Name (PRAKASH PATEL) with stamp of Engineer

(Not less than Bachelor's Degree Holder or Equivalent as per Section 2(u) of the Act)

For UMIYA DEVELOPERS

Agreed and Accepted by :


Partner

Signature of Promoter

Name : PRANJIVAN. T. PATEL

Date : 06-01-2023

***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 Survey or, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity survey or 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.
- 6 Please specify if there are any deviations / qualifications. Example : Any deviations in input material used from specifications in agreement of sale.

Table C

List of Extra / Additional / Deleted Items considered in Cost
(which were not part of the original Estimate if Total Cost)

Sr. No.	List of Extra / Additional / Deleted Items	Amount (In Rs.)
1	NIL	NIL
2	NIL	NIL