

FORM 2

[See Regulations 3]

ENGINEER'S CERTIFICATE

Date: 01.10.2022

To,

Guru Ashish Corporation

A 205 Western Edge II Off Western Express Highway
Behind Metro Mall , Borivali (East) , Mumbai – 400066.

Subject: Certificate of Cost Incurred for Development of “**Guru Atman Wing A ,B, H** ” Situated on the property bearing all those pieces and parcels of lands bearing Survey Nos. , 21/1/1 (Part), 21/1/2 (Part), Survey No. 24/1 (part), (New Survey No's 24/1A) and Survey No. 24/1 (part) (New Survey No's 24/1B) of village Gauripada, Taluka Kalyan, District Thane. having MahaRERA Registration Number **P51700020725** being redeveloped by Guru Ashish Corporation

Sir,

1. I/ We **Dr. H.M. Raje** have undertaken assignment of Certifying Estimated Cost for Project known as “ **Guru Atman A,B,H**” having MahaRERA Registration Number **P51700020725** being redeveloped by Gurukrupa Developers .

2. We have estimated the cost of Civil, MEP and allied work required for completion of the apartments and proportionate completion of internal and 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 “**Shri Haresh B Changela**” 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 estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs.74,59,00,000/-** (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 work required for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the Building (s) / Wing (s) / Layout / Plotted Development from the **P51700020725** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 45,83,28,714 /-** (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 completion of the apartments and proportionate completion of internal and external works, as per specifications mentioned in agreement of sale, of the Project is estimated at **Rs.28,75,71,286/-**(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 and 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

Sr.No.	Particulars	Amount (In Crore)
1.	Total Estimated Cost of the Building /Wing/ Layout/ Plotted Development as on date of Registration is	Rs.68,98,00,000/-
2.	Cost incurred as on 30.06.2022	Rs. 45,83,28,714/-
3.	Work done in Percentage (as Percentage of the estimated cost)	66.44 %
4.	Balance Cost to be Incurred**(Based on Estimated Cost)	Rs.23,14,71,286/-
5.	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table – C)	NIL

TABLE – B

Internal and External Development Works in Respect of the Registered Phase.

Sr.No.	Particulars	Amount (In Crore.)
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. 5,61,00,000/-
2.	Cost incurred as on 30.06.2022	NIL
3.	Work done in Percentage (as Percentage of the estimated cost)	NIL
4.	Balance Cost to be Incurred**(Based on Estimated Cost)	Rs. 5,61,00,000/-
5.	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table – C)	NIL

TABLE – C

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

Wing - _____

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

Yours Faithfully,

From Raje Structural Consultants

Dr. H.M. Raje

License No. STR/R/25

Structural Consultant

Agreed and Accepted by :

Signature of Promoter

Name : Guru Ashish Corporation

Date :