

Kaushik C. Thacker

CHARTERED ENGINEER

Tel : @ 2413 0829

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237/5, West View, Near Wadala Station Post Office, Wadala (W), Mumbai- 400031

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)

Date : 31/12/2022

To,
The Moraj Buildcon
C-7, Big Splash, First Floor
Sec-17, vashi
Navi Mumbai-400703

Subject: Certificate of Cost Incurred for Development of Moraj Prive having MahaRERA Registration Number P51700034857 situated on the Plot situated on Plot No.1, Sector-23, Koparkhairane , Navi Mumbai -400709 being developed by MORAJ BUILDCON.

Sir,

I Kaushik C. Thacker have undertaken assignment of certifying Estimated Cost for MORAJ PRIVE having MahaRERA Registration Number P51700034857 situated on the Plot situated on Plot No.1, Sector-23, Koparkhairane , Navi Mumbai -400709 being developed by MORAJ BUILDCON

2. I have estimated the cost of Civil MEP and allied works required for completion of the apartment and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. I estimated cost calculations are based on the drawings /Plans made available to us for the project under reference by the Developers / Consultants. The Schedule of items and quality required for the entire work as calculated by **Kaushik Thacker** 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. I estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs.17,67,78,082/-** (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 & external works, as per specification for the Buildings /wings /layout/ Plotted Development from the CIDCO being planning Authority under whose jurisdiction the aforesaid project is being implemented

4. The Estimated Cost Incurred till date is calculated at **Rs.82, 50,000/-** (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 for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned of sale, of the project is estimated at **Rs.16,85,28,082/-** (Total of Table A and B)

6. I certify that the Cost of the Civil,MEP and allied work for the apartment 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

Building/ Wing/ layout /Plotted Development bearing Number or called MORAJ PRIVE (to be prepared separately for each Building /Wing/ Layout/Plotted Development of the Real Estate Project)

Sr.No	Particulars	Amount (In Rs.)
1	Total estimated Cost of the Building/Wing/Layout/Plotted Development as on date of Registration is	15,00,00,000/-
2	Cost Incurred as on date of certificate	82,50,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	5.50%
4	Balance Cost to be incurred (Based on Estimated Cost)	14,17,50,000/-
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	NIL

TABLE B**Internal & External Development Works in Respect of the Registered Phase**

Sr.No	particulars	Amount (In Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	2,67,78,082/-
2	Cost incurred as on date of certificate	-
3	Work Done in Percentage (as Percentage of the estimated cost)	-
4	Balance Cost to be Incurred (Based on Estimated Cost)	2,67,78,082/-
5	Cost Incurred on Additional / Extra items not included in the Estimated Cost (Table -C)	Nil

Yours Faithfully

K.C. Thacker

KAUSHIK C. THACKER
Licence No.T/95/SS-I

Agreed and Accepted by:
For MORAJ BUIDCON

Partner Priyaa Gurnani

Name : Priyaa Gurnani
Date :31/12/2022

Note :

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time as per specifications mentioned in agreement of sale.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent 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 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 works 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 Item considered in Cost
(which were not part of the original estimate of Total Cost)

Sr.No	List of Extra/Additional / Deleted item	Amount
1		
2		