

R.F. CONSULTANTS

CONSULTING CIVIL - STRUCTURAL ENGINEERS. PROJECT MANAGEMENT CONSULTANTS

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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: 31st Dec,2022

To,

M/s. Veekaylal Investment Co Private Limited.

1017/1018, Dalamal Tower, 211

Free press Road, Mumbai - 400021

Subject: Certificate of Cost Incurred for Development of [Ganesh Nagar] for Construction Work of 1 No. of Building/ 2 Wings of the 1st Phase of the Project [P51800010657] situated on the Plot bearing S.NO 345C, CTS No 2308 (pt.) demarcated by its boundaries (latitude and longitude of the end points) 2329 to the North 2308 (pt) to the South 2310 to the East 2302/1D/2 to the West of Division Dahisar village Borivali taluka District Borivali PIN 400066 admeasuring 1965.12 sq.mts. area being developed by Veekaylal Investment Co Private Limited

[Promoter] Ref: MahaRERA Registration Number P51800010657

Sir,

I M. Arif Rupawala have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 Building/2 Wings of the 1st Phase situated on the plot bearing S.No 345C, CTS No. 2308 (pt.) of Dahisar village Borivali taluka District Borivali, Mumbai- 400066 admeasuring 1965.12 sq.mts. area being developed by Veekaylal Investment Co Private Limited.

Arif Rupawala



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

- (xvii) M/s Aakar architect & consultants as L.S. / Architect.
- (xviii) M/s Mahimtura consultants pvt. ltd. as Structural Consultant.
- (xix) M/s Synergy Solutions as MEP Consultant.
- (xx) Shri Jayesh Khanvilkar as Quantity Surveyor *

26. I 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. my estimated cost calculations are based on the Drawings/plans made available to me for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by

Jayesh Khanvilkar 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 me.

27. I estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 28,83,68,315/- (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 Slum Rehabilitation Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

28. The Estimated Cost Incurred till date is calculated at Rs. 4,37,09,065/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

29. 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 Slum Rehabilitation Authority (planning Authority) is estimated at Rs 24,46,59,250/- (Total of Table A and B).

30. 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 :

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TABLE A

Building bearing Number
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing 31/03/2022 as on date of Registration is	Rs. 28,83,68,315/-
2	Cost incurred as on 31/12/2022 (based on the Estimated cost)	Rs. 4,37,09,065/-
3	Work done in Percentage (as Percentage of the estimated cost)	15.16%
4	Balance Cost to be Incurred (Based on Estimated Cost) as on 31/12/2022	Rs. 24,46,59,250/-
5	Cost Incurred on Additional /Extra Items as.....not included in the Estimated Cost (Annexure A) as on 31/12/2022	Rs. _____/-

TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Particulars	Amounts
Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31/03/2022 date of Registration is.	Rs. NIL _____/-
Cost incurred as on 31/03/2022 (based on the Estimated cost)	Rs. NIL _____/-
Work done in Percentage (as Percentage of the estimated cost)	0 ____%
Balance Cost to be Incurred (Based on Estimated Cost) as on 31/03/2022	Rs. NIL _____/-
Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A) as on 31/03/2022	NIL

Yours Faithfully,

For R.F CONSULTANTS

Rupalwal

(M. ARIF RUPALWALA)

Consulting Structural Engineer.
Regn. No. STR/R/64



*** 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)

<u>S.No.</u>	<u>Additional Item Name/Nature</u>	<u>Amount Incurred</u>

Rupadwal

