

Rohan Thanedar

(B.E. Civil, MRICS)

Email ID – rohanthanedar@gmail.com

Ph. No. – [9594910065](tel:9594910065)

FORM-2 (see Regulation 3)

ENGINEER'S CERTIFICATE

Date: 01/02/2023

To

Suraj Estate Developers Ltd.

301, 3rd Floor, Aman Chambers,

Veer Savarkar Marg, Opp. Bengal Chemicals,

Prabhadevi,

Mumbai – 400025

**Sub.: Certificate of Percentage of Completion of Construction Work of “Ocean Star - 1”
(Sale Building) at F.P. No. 1198/1199, TPS-IV of Mahim Division, Off Kashinath
Dhuru Road, Dadar (W), Mumbai 400028.**

Building No.1 of the Project [Maha RERA Registration Number: P51900007257] situated on the Plot bearing Final Plot No. 1198/1199 demarcated by its boundaries F.P. No.1194 to the North; F.P. No.1200 to the South; F.P. No.1208 to the East; 40.0 ft. wide Kashinath Dhuru Road to the West admeasuring 1497.83 sq.mtrs area being developed by Suraj Estate Developers Ltd.

Sir,

I, Mr. Rohan Thanedar have undertaken assignment as Quantity Surveyor of certifying percentage of completion of construction work of Ocean Star – 1 (Sale Building) of the project situated on the plot bearing Final Plot No. 1198/1199, TPS-IV of Mahim Division, Off Kashinath Dhuru Road, Dadar (W), Mumbai 400028 admeasuring 1497.83 sq.mtrs. area being developed by Suraj Estate Developers Ltd.

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

- (i) M/s. Archvision, Architects as L.S. / Architect;
- (ii) Dr. Kelkar Designs Pvt. Ltd, as Structural Consultant
- (iii) M/r. G. G Barve as Site Supervisor
- (iv) M/s. Electromech Consultants Pvt. Ltd. as MEP Consultant

Based on site inspection with respect to each of the building/wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the percentage of work done for each of the building/wing of the Real Estate Project as registered vide

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A) Mumbai – C1, 202, Puranik City, Ovala, GB Road, Thane (W) – 400615

B) Kolhapur – Plot 133B, Ayodhya Colony, Phule wadi 416010

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number P51900007257 under MahaRERA is as per Table-A herein below. The percentage of the work executed with respect of each of the activity of the entire phase is detailed in Table-B.

1. 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 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.
2. We estimate total estimated cost of completion of the building(s) of the aforesaid project under reference as **Rs. 71,90,44,900/-** (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 BMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The estimated cost incurred till date is calculated at **Rs.49,04,51,911/-** (Total of Table-A and B). The amount of estimated cost incurred is calculated on the base of amount of total estimated cost.
4. 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 BMC (Planning Authority) is estimated at **Rs.22,85,92,988/-** (Total of Table-A and B)
5. 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 – Not applicable

Building/wing bearing number ____ or called
(to be prepared separately for each building/wing of the Real Estate Project)

Sr. No.	Particulars	Amount
1	Total estimated cost of the building/wing as on date of registration is	Not Applicable
2	Cost incurred as on __-NA-__ is (based on the estimated cost)	Not Applicable
3	Work done in percentage (as percentage of the estimated cost)	Not Applicable
4	Balance cost to be incurred (based on estimated cost)	Not Applicable
5	Cost incurred on additional/extra items as on date of registration not included in the estimated cost (Annexure-A)	Not Applicable

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TABLE-B

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

Sr. No.	Particulars	Amount
1	Total revised estimated cost of the internal and External Development works including amenities And facilities in the layout as on 31/12/2022	Rs. <u>71,90,44,900/-</u>
2	Cost incurred as on 31/12/2022 (based on the estimated cost)	Rs. <u>49,04,51,911/-</u>
3	Work done in percentage as on 31/12/2022 (as percentage of the estimated cost)	<u>68.20%</u>
4	Balance cost to be incurred (based on estimated cost)	Rs. <u>22,85,92,988/-</u>
5	Cost estimated on additional/extra items as on date of registration not included in the estimated cost (Annexure-A)	Rs. <u>24,89,39,481/-</u>

Yours faithfully,

ROHAN THANEDAR
(CIVIL ENGINEER)

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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)

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