

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: 16th January, 2024

To,
Saumya Buildcon Pvt Ltd.,
3rd Floor, Nirlon House,
Dr. Annie Besant Road,
Worli, Mumbai- 400 030

Subject: Certificate of Cost Incurred for Development of "Marina Bay" as on 31.12.2023 for Construction of 2 Buildings situated on the Plot bearing New CS No. 1004, Old CS No. 777, 778, 779 & 780 (pt.) demarcated by its boundaries Sankalpa Siddhi CHS to the North, Sasmira Institute to the South, Sasmira Road to the East, Police Quarters to the West of Division Worli, village- Worli taluka G/South District Mumbai PIN 400 030 admeasuring 7,872.14 sq. mts. Area being developed by Saumya Buildcon Pvt Ltd.

Ref. RERA Registration Number P51900011592

Sir,

I/ we Chakor Raul have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being 2 Buildings situated on the plot bearing New CS No. 1004, Old CS No. 777, 778, 779 & 780 (pt.) of Division Division Worli, village Worli, taluka G/South Ward, District Mumbai PIN 400030 admeasuring 7,872.14 sq. mts. Area being developed by Saumya Buildcon Pvt Ltd.

2. We have estimated the cost of Civil, MEP and allied works required for completion of the building 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/ Consultants. The Schedule of times and quantity for the entire work as calculated by Mr. Chakor Raul 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 building(s) of the aforesaid project under reference as Rs. 5,80,20,83,035.51/- (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 building 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 BMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till 31.12.2023 is calculated at Rs. 1,79,70,56,319.94/- (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 of the Building(s) and proportionate completion of internal & external works, as per specifications mentioned in agreement of Sale, of the project is estimated at Rs. 4,00,50,26,715.57/- (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the Building and proportionate internal & external works, as per notifications 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 on date of Registration is | Rs. 3,12,31,07,419.61/- |
| 2 | Cost incurred as on 31 st December, 2023 (based on the Estimated cost) | Rs. 1,79,70,56,319.94/- |
| 3 | Work done in Percentage (as Percentage of the estimated cost) | 57.54% |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) | Rs. 1,32,60,51,099.67/- |
| 5 | Cost Incurred on Additional / Extra Items as on 31 st December, 2023 not included in the Estimated Cost (Annexure A) | Rs. _____/- |

TABLE – B

Internal & External Development Works in respect of Registered Phase

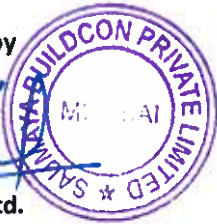
| Sr. No. | Particulars | Amounts |
|---------|---|----------------------------|
| 1 | Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout on date of Registration is | Rs. 2,67,89,75,615.90/- |
| 2 | Cost incurred as on 31 st December, 2023 (based on the Estimated cost) | Rs. _____/- |
| 3 | Work done in Percentage (as Percentage of the estimated cost) | 0.00% |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) | Rs. 2,67,89,75,615.90/- |
| 5 | Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A) | Rs. _____/- - |

Yours Faithfully

Signature of Engineer
Chakor Raul, Project Engineer
(License No. R/27/SS-I)

Agreed and Accepted by

Saumya Buildcon Pvt Ltd.
Date: 16.01.2024



Note:

1. The Scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and 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 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 of 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.
 4. All components of work with specifications are indicative and exhaustive.
 5. 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 of Total Cost)

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