

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: 23/09/2021

To,

Mahaavir Superstructures Pvt. Ltd.,

Through its directors

1. Mohnish O. Chhajer

2. Omprakash B. Chhajer

Address: Office No. A-1003 to 1009,

"A" Wing, 10th Floor, Mahaavir Icon,

Plot No. 89 & 90, Sector -15, CBD Belapur,

Navi Mumbai - 400614

Sub: Certificate of Cost Incurred for Development of **MAHAAVIR EXOTIQUE PHASE I** for Construction of **2** Building (s) / Wing (s) situated on the Plot bearing Survey No. **19/1, 20, 24A/8B** demarcated by its boundaries (latitude and longitude of the end points) Adjoining Survey no. **21, 24A/4, 24A** to the North Adjoining Survey no. **24A, 19/2, 18, 26** to the South, **15 mtrs wide road** to the East **12 Mtrs. wide Road** to the West of Village **Rohinjan**, Taluka **Panvel**, District **Raigad** Pincode-**410206** admeasuring **24055** sq. mtrs. Area being developed by the **Mahaavir Superstructures Private Limited**.

Ref.: **MahaRERA Registration Number** _____.

Dear Sir,

I **VENUGOPAL K. VARIER** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being constructions of **2** Building (s) / Wing (s) namely Wing 'A' and Wing 'B' of the project **Mahaavir Exotique Phase I** situated on the plot bearing Survey No. **19/1, 20, 24A/8B** demarcated by its boundaries (latitude and longitude of the end points) Adjoining Survey No. **21, 24A/4, 24A** to the North, Adjoining Survey No. **24A, 19/2, 18, 26** to the South, **15 Mtrs. Wide Road** to the East, **12 Mtrs. Wide Road** to the West of Village **Rohinjan**, Taluka-**Panvel** District **Raigad**, Pin code- **410206** admeasuring **24055** Sq. Mtrs. Area being developed by the **Mahaavir Superstructures Private Limited**.

1. Following technical professionals are appointed by Owner / Promoter:-
 - i. M/s. **O7 Associates** as L.S. / Architect;
 - ii. M/s. **JW Consultants LLP** as Structural Consultant;
 - iii. M/s. **MEP Consulting Engineers** as MEP Consultant;
 - iv. **Shri. Venugopal K. Varier** as Quantity Surveyor *
2. 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 of calculations RE 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 **VENUGOPAL K. VARIER** Quantity Surveyor appointed by the 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.

3. We estimate Total Estimated Cost of completion of the Building (s) of the aforesaid project under reference as Rs. **80,54,47,500/-** (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 **Town Planning Panvel Municipal Corporation** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. **0/-** (Total of Table - A and Table - B). The amount of Estimated Cost Incurred is calculated on the basis of amount of Total Estimated Cost.
5. 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 **Town Planning Panvel Municipal Corporation** (planning Authority) is estimated at Rs. **80,54,47,500/-** (Total of Table A & B).
6. 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 Table - B below :-

TABLE - A.

Wing bearing Number **A.**

(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	:	Rs.40,39,40,000/-
2.	Cost Incurred as on _____ (based on the Estimated Cost)	:	Rs.0/-
3.	Work done in Percentage (as percentage of the Estimated Cost)	:	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	:	Rs.40,39,40,000/-
5.	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure - A)	:	Rs. NIL

TABLE - A.

Wing bearing Number **B.**

(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	:	Rs.32,15,07,500/-
2.	Cost Incurred as on _____ (based on the Estimated Cost)	:	Rs.0/-
3.	Work done in Percentage (as percentage of the Estimated Cost)	:	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	:	Rs.32,15,07,500/-
5.	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure - A)	:	Rs. NIL

TABLE - B

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

Sr. No.	Particulars		Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration	:	Rs.8,00,00,000/-
2.	Cost Incurred as on _____ (based on the Estimated Cost)	:	Rs.0/-
3.	Work done in Percentage (As percentage of the estimated cost)	:	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	:	Rs.0/-
5.	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure - A).	:	Rs. NIL

Yours' Faithfully,



VENUGOPAL K. VARIER

(Certificate No. 10515)

Annexure - A.

List of Extra / Additional Items executed with Cost

(Which were not part of the original Estimated of Total Cost)