



Associated Structural Engineers LLP

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LLPIN AAY-5439

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)

ASC/2384/K043/01/2024

Date: 13/01/2024

To
**M/s. HS ALAG REALTY LLP,
A/105, Vallabh Vihar,
MG Road, Near Rajawadi Signal,
Ghatkopar East,
Mumbai 400 077.**

Subject: Certificate of Percentage of Completion of Construction Work of Re-development of the property bearing Survey no 236-A, C.T.S No 5661(PT) at Pantnagar, Building No. 44, Pant Nagar MHADA layout, Ghatkopar (East), Mumbai-400075, knows as "Pantnagar Amrutwell Co Operative Housing Society Ltd" Maharashtra, 799.18 Sq.mt. Area being developed by M/s HS ALAG REALTY LLP.

MAHARERA Registration NO: P51800031693

Sir,

1. I/We Associated Structural Engineers LLP have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project Proposed to be registered under MAHARERA Registration No: **P51800031693** being One building of the Redevelopment Building, situated on Plot bearing Survey no 236-A, C.T.S No 5661(PT) at Pantnagar, Building No. 44, Pant Nagar MHADA layout, Ghatkopar (East), Mumbai-400075, knows as "Pantnagar Amrutwell Co Operative Housing Society Ltd" Maharashtra, 799.18 Sq.mt. Area being developed by M/s HS ALAG REALTY LLP.



Following technical professionals are appointed by Owner / Promoter

- (i) **Shri. Sachin K Rakshe** of M/s. **Archo Consultants** as L.S. /Architect.
- (ii) **Shri. Vikas V Gokhale** of M/s Associated Structural Engineers LLP as Structural Consultant
- (iii) **Shri. Raju K Nareja** as Site Supervisor
- (iv) **M/s Synergy Solution** As MEP/ Fire Fighting, M & E Consultants.

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 of the project. Our estimated cost calculation is 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 **Shri Raju K Nareja** as a site Supervisor 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.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.28,50,56,985/-** (Total of Table A & B). The estimated total cost of project is with reference with 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 M.C.G.M being the Planning Authority under Whose jurisdiction the aforesaid project is being implemented.

4.The Estimated Cost Incurred till date is calculated at **Rs. 18,18,66,356/-** (Total of Table A & B). The amount of Estimated Cost Incurred in calculated on the base 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 MCGM (planning Authority) is estimated at **Rs. 10,31,90,629/-** (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 B below:



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TABLE A
“Pantnagar Amrutwell Co Operative Housing Society Ltd”

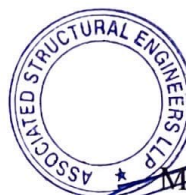
Sr. No.	Particulars	Amount
1	Total Estimated cost of the building /wing /Layout / Plotted Development as on date of Registration is_____	Rs.24,22,98,437/-
2	Cost incurred as on dated:31/12/2023 (Based on the Estimated cost)	Rs. 16,47,62,937/-
3	Work done is Percentage. (as percentage of the estimated cost)	68%
4	Balance cost to be incurred as on 31/12/2023 (Based on Estimated Cost)	Rs. 7,75,35,500/-
5	Cost incurred on Additional/Extra items as on NA not included in the Estimated cost (Annexure A)	NIL

TABLE B

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development works including amenities and facilities in the layout as on _____	Rs. 4,27,58,548/-
2	Cost incurred as on 31/12/2023. (Based on the Estimated cost)	Rs. 1,71,03,419/-
3	Work Done in Percentage (As percentage of the estimated cost)	40%
4	Balance cost to be incurred as on 31/12/2023. (Based on Estimated Cost)	Rs. 2,56,55,129/-
5	Cost Incurred on Additional / Extra Items as on NA not included in the Estimated cost (Annexure A)	NIL

Yours faithfully,

For Associated Structural Engineers LLP,



Vikas V Gokhale
Mr. Vikas V Gokhale
Registration No. STR/G/42
Partner



Agreed and accepted by

Signature of Promoter

Name: Mr. Jignesh Khilani

Date: _____

• **Note**

1. The scope of work is to complete entire 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 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 not exhaustive.
5. Please specify if there are any deviations/qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

Annexure A

List of Extra / Additional Items executed with Cost.

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