

ASHOK KUMAR

B/106, NEW PIYUSH APARTMENT, RNP PARK, BHAYANDAR (EAST), THANE- 401105

FORM-2

ENGINEER'S CERTIFICATE

Date: 02/06/2021

To

M/S Laxmidevi Developers,
Laxmicallista , Plot No- 283, Jawahar Nagar,
Goregaon (W), Mumbai 400062.

Subject: Certificate of Cost Incurred for Development of "**AMRAPALI MAHILA CHS (PROP)**" for Construction of **2 building(s) (Composite building)** Situated on the Plot bearing CTS No. Plot No.50A (pt.) at Village Pahadi Goregaon, at Teen Dongari, Shivaji Nagar, Taluka-Borivali, Goregaon (West), Mumbai 400 090 admeasuring 1685 sq.mts.area being developed by M/S Laxmidevi Developers.

Ref: MahaRERA Registration Number_____.

Sir,

I, **Mr. Ashok Kumar** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **2 building(s) (Composite Building)** of the "**AMRAPALI MAHILA CHS (PROP)**", situated on the plot bearing CTS No. Plot No.50A (pt.) at Village Pahadi Goregaon, at Teen Dongari, Shivaji Nagar, Taluka-Borivali, Goregaon (West), Mumbai 400 090 admeasuring **1685sq.mts.area** being developed by M/S Laxmidevi Developers.

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

- (i) **M/s Rasik P. Hingoo Associates** as L.S. / Architect ;
- (ii) **M/s Associated Consultants, Thane** as Structural Consultant
- (iii) **M/Surja Building Services Consultant PVT LTD** as MEP Consultant
- (iv) **Mr. Ashok Kumar** 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 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 **Mr. Ashok Kumar** 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.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 97,83,73,954/-** (this is entire project cost including approvals & premiums.) (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 (S.R.A.)** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs.4,97,98,390/-** (Total of Table A and B). The amount of Estimated Cost Incurred is 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 **SLUM REHABILITATION AUTHORITY (S.R.A.)** (planning Authority) is estimated at **Rs.92,85,75,564/-** (Total of Table A and 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 :

TABLE A

Building /Wing bearing Number **02 (Composite Building)**

Sr. No	Particulars	Amounts in Rs. (Rehab Wing)	Amounts in Rs. (Sale Wing)
1	Total Estimated cost of the building/wing as on 31/01/2020 date of Registration is 30.05.2021	20,02,53,887/-	37,12,13,332/-
2	Cost incurred as on 30.05.2021 (based on the Estimated cost)	16,24,116/-	Nil /-
3	Work done in Percentage (as Percentage of the estimated cost)	1%	1.Excavation Work – 100% 2. Basements and Plinths – %
4	Balance Cost to be Incurred (Based on Estimated Cost)	19,86,29,771/-	37,12,13,332/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A) Rs. _____ /-	Nil	Nil

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

Sr. No.	Particulars	Amounts
	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30.05.2021 date of Registration is	97,83,73,954/- (This is entire project cost including approvals & premiums.)
	Cost incurred as on 31.05.21 (based on the Estimated cost)	4,97,98,390 /-
	Work done in Percentage (as Percentage of the estimated cost)	1) SRA Building ---% 2) Saleable Building: 1)Excavation Work - 100% 2)Basements and Plinths - 0%
	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 92,85,75,564/-
	Cost Incurred on Additional/Extra Items as on _____not included in the Estimated Cost (Annexure A)	Nil

Yours Faithfully

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(Ashok Kumar)