

ABHIJIT V. PHATARPEKAR

B.E. (Civil), M.I.E., Chartered Engineer (India)

Licensed Civil/ Chartered Engineer/Estimator

5EDC, PLOT NO 17-18, Dr. Ambedkar Road, Gorai-1, Borivali (W), Mumbai-92

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: 16/05/2022

To,

Bleu Noir Infrastructure Development Private Limited

Office No.6, Sharda Building, Tilak Nagar Road No.5,

Goregoan (W), Mumbai 400104

Subject: Certificate of Cost Incurred for Development of Project **SATRA ONE** having MahaRERA Registration No. **P51800032891** being developed by Bleu Noir Infrastructure Development Private Limited

(Certificate for the quarter ending March 2022)

Sir,

I, Abhijit Phatarpekar have undertaken assignment of certifying Estimated Cost for Project **SATRA ONE** having MahaRERA Registration No. **P51800032891**, being developed by Bleu Noir Infrastructure Development Private Limited.

1. I have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specification 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 items and quantity required for the entire work as calculated by the Quantity Surveyor appointed by Developer/Engineer, the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by me to ascertain / confirm the above analysis given to me.
2. I estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 41,09,50,000/-** (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 apartments and proportionate completion of internal & external works, as per specification mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the building(s) / Wing(s) from the

Abhijit Phatarpekar
(Structural Engineer)
BMC STR/P/148



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MHADAB being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost incurred till date is calculated at **Rs.2,38,57,249/-** (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.
4. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external works, as per specification mentioned in Agreement of sale , of the project is estimated at **Rs.38,70,92,751/-** (Total of Table A and B).
5. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal & external works, as per specification 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

(to be prepared separately for each Building /Wing of the Real Estate Project)

Building **Satra One** /Wing- **A** (Rehab)

Sr.No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the Wing A – Rehab/ free portion as on date of Registration is	6,78,06,750/-
2	Cost incurred as on date of certificate	39,36,446/-
3	Work done in Percentage (as percentage of the Estimated cost)	5.81%
4	Balance cost to be incurred (Based on Estimated cost)	6,38,70,304/-
5	Cost incurred on Additional / Extra items as on not included in the Estimated Cost (Table C)	NIL

Building **Satra One** /Wing- **B** (Rehab)

Sr.No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the Wing A – Rehab/ free portion as on date of Registration is	6,78,06,750/-
2	Cost incurred as on date of certificate	39,36,446/-
3	Work done in Percentage (as percentage of the Estimated cost)	5.81%

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AV Phatarpekar

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4	Balance cost to be incurred (Based on Estimated cost)	6,38,70,304/-
5	Cost incurred on Additional / Extra items as on not included in the Estimated Cost (Table C)	NIL

Building **Satra One** /Wing - **A** (sale portion)

Sr.No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the Wing A – Sale portion as on date of Registration is	13,76,68,250/-
2	Cost incurred as on date of certificate	79,92,179/-
3	Work done in Percentage (as percentage of the Estimated cost)	5.81%
4	Balance cost to be incurred (Based on Estimated cost)	12,96,76,071/-
5	Cost incurred on Additional / Extra items as on not included in the Estimated Cost (Table C)	NIL

Building **Satra One** /Wing - **B**(sale portion)

Sr.No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the Wing B as on date of Registration is	13,76,68,250/-
2	Cost incurred as on date of certificate	79,92,179/-
3	Work done in Percentage (as percentage of the Estimated cost)	5.81%
4	Balance cost to be incurred (Based on Estimated cost)	12,96,76,071/-
5	Cost incurred on Additional / Extra items as on not included in the Estimated Cost (Table C)	NIL

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TABLE B

(Internal & External Development works in Respect of the Registered Phase)

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	NIL
2	Cost incurred as on date of certificate	NIL
3	Work done in Percentage (as percentage of the Estimated cost)	NIL
4	Balance cost to be incurred (Based on Estimated cost)	NIL
5	Cost incurred on Additional / Extra items not included in the Estimated Cost (Table C)	NIL

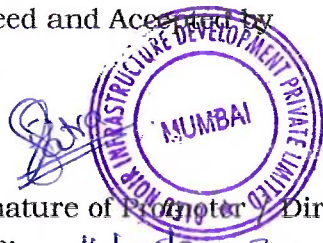
Yours Faithfully

Abhijit Phatarpekar
(Structural Engineer)
BMC STR/P/148

Abhijit Phatarpekar

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Agreed and Accepted by



Signature of Promoter / Director

Date: 16/05/2022

Place: MUMBAI

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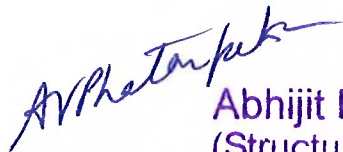
Note:-

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 quantity are being 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.

TABLE C

List of Extra / Additional / Deleted Items considered in Cost
(which were not part of the original Estimated of Total Cost)

Sr. No	List of Extra / Additional / Deleted Items	Amount (Rs)
	Nil	



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