

Atul Mishra

M.E. (Structures)

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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)

To,

Shri Dilip P. Doshi,

Partner of M/s. Acme Metal Industries Private Limited.,

Shatrunjay Plaza, Axis Bank Building,

Goregaon (West), Mumbai - 400104.

Date: 15th November, 2021

Subject: Certificate of Cost Incurred for Development of **36 ALLURE** for Construction of One No. Building / 'B' Wing (s) of the – Phase of the Project (MahaRERA Registration Number), situated on the Plot bearing CTS No. 36-A and 36-B demarcated by its boundaries as;

On The North : CTS 37

On The South : CTS 34,35,33A

On The East : Nalla

On The West : 27.45 Meter Wide Road

Of Division – Kokan, Village – Goregaon, Taluka Borivali, District Mumbai Suburban, Pin – 400 104, is initially approved for 399.12 sq.mt. Built-up area and also applicant has said that in future he is going to construct (G+23) floor., which is yet to be approved. The said project is being developed by **Shri Dilip P. Doshi, Partner of M/s. Acme Metal Industries Private Limited.**

Ref: MahaRERA RegistrationNumber.

Sir,

I, Mr. Atul Kumar Ganesh Mishra, have under taken assignment of certifying Estimated Cost for the Subject Real Estate Project registered under MahaRERA, being **36 ALLURE** for Construction of One No. Building / 'B' Wing (s) situated on the Plot bearing **CTS No. 36-A and 36-B**, of Division – Kokan, Village – Goregaon, Taluka Borivali, District Mumbai Suburban, Pin – 400 104, is initially approved for 399.12 sq.mt. Built-up area and also applicant has said that in future he is going to construct (G+23) floor, which is yet to be approved. The said project is being developed by **Shri Dilip P. Doshi, Partner of M/s. Acme Metal Industries Private Limited.**

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

- (i) M/s. Rasik P. Hingoo Associates, as L.S./Architect.
- (ii) M/s. Associates Structural Consultant, as Structural Consultant.
- (iii) Mr. Purshottam H. Patel as Site Supervisor.

... 2 ...

2. We have estimated the total 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 Drawing/plans made available to us even considering the future potential that is yet to be sanctioned for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by me 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 Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 58,50,00,000/-** (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 **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. 0/-** (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 **M.C.G.M.** (Planning Authority) is estimated at **Rs. 58,50,00,000/-** (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 AProposed Building of the Project called as **36 ALLURE**.

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

Sr. No	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the building/wing as on 15/11/2021 date of Registration is	Rs. 55,00,00,000/-
2	Cost incurred as on 15/11/2021 (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. 55,00,00,000/-
5	Cost Incurred on Additional /Extra Items as on 15/11/2021 not included in the Estimated Cost (Annexure A)	NIL

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... 3 ...

TABLE B

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

Sr. No	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 15/11/2021 date of Registration is	Rs. 3,50,00,000/-
2	Cost incurred s on 15/11/2021 (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. 3,50,00,000/-
5	Cost Incurred on Additional /Extra Items as on 15/11/2021 not included inthe Estimated Cost (Annexure A).	NIL

Yours Faithfully,



Atul Kumar Ganesh Mishra
Engineer.

*** Note:**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate / Completion Certificate.
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. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost considering even the future potential to be sanctioned of the project, any deviation in quantity/planning/sanctioning required for development of the Real Estate Project will result in amendment of the cost incurred /to be incurred.
5. All components of work with specifications are indicative and not exhaustive.