

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)

To,
The ZOEB ENTERPRISES
Irfan Palace, 2nd Sankli Street,
Byculla, Mumbai – 400 008.

Subject: Certificate of Cost Incurred for Development of [Aayesha Palace] for Construction of Ground + 22nd upper floor (MahaRERA Registration Number-51900023852) situated on the plot bearing C.N. No. /CTS No./Survey No./ Final plot No. 23 demarcated by its boundaries (latitude and longitude of the end points) B.M.C. quarter to the North Adam Mistry Lane to the South, Rabia Manzil to the East, Parsi Colony to the West of Division F/South Maharashtra Pin 400012 admeasuring 769.24Sq.mts areas being developed by M/s. ZOEB ENTERPRISES.

Ref: RERA Registration Number P-51900023852.

Sir,
I/ we, **RAJ & ASSOCIATES**, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being Ground + 21st upper Floor Building(s)/ situated on the **Plot bearing Survey No. 23 Of Division F/South , District Maharashtra, Pin 400 012 admeasuring 769.24 Sq.mts. area being developed by [M/s ZOEB ENTERPRISES.]**

1. Following technical professionals are appointed by Owner / **M/s. Zoeb Enterprises**

M/s. **Ansari Mohd Aslam** as L. S. / Architect;
M/s. **Z.Z Consultant** as Structural Consultant,
M/s / Shri / Smt **Uday Warekar** as MEP Consultant,
M/s / Shri / Smt **Raj & Associates** as Quantity Supervisor*

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 Consultant and the Schedule of items and quantity for the entire work as calculated by **Raj & Associates** 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. 23,92,00,000/- (Rs. Twenty Three Crores Ninety Two Lakhs only)** 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 being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 12, 89, 04,880/- (Rs. Twelve Crores Eighty Nine Lakhs Four Thousand Eight Hundred Eighty only)** 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 (Planning Authority) is estimated at **Rs. 11,02,95,120/- (Eleven Crores Two Lakhs Ninety Five Thousand One Hundred Twenty).**

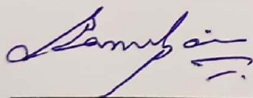
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table.

TABLE

(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 <u>28/06/2022</u> date of Registration is	Rs. 23,92,00,000/-
2	Cost incurred as on <u>28/06/2022</u> (based on the Estimated cost)	Rs. 12,89,04,889/-
3	Work done in Percentage (as Percentage of the estimated cost)	53.89%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.11,02,95,120/-
5	Cost Incurred on Additional / Extra Items as on <u>10/02/2020</u> not included in the Estimated Cost (Annexure A)	Rs. 8,30,00,000/-

Yours Faithfully



Ansari Mohammed Aslam
(Licence No.A/87/SS-II)