



SHILPLEKHA CONSULTANT

ARCHITECTURAL & STRUCTURAL PROJECT CONSULTANT

G - 101/102, Vishnu Prasad Complex, Padma Colony, Near S. T. Depot, Virar (W). E-mail : shilp_lekha@rediffmail.com

Ref. No. _____

Date: 09/10/2021

FORM-2

ENGINEER'S CERTIFICATE

To,
M/s. N. S. Realty,
Shop No.1&2, Narayan Heights, Bldg.No.1,
Phase II, Sector V,
Near Yahswant Gaurav Layout, Nilemore,
Nallasopara (W).
Tal: Vasai, Dist.: Palghar.

Subject : Certificate of Cost Incurred for Development for Construction of of Construction work of Residential with shophline building no. 1, Wings B&C known as "NARAYAN HEIGHTS" situated in Phase-II, Sector-V on S.No.203, S.No.211, H.No.6,7/pt., out of larger layout demarcated by its latitude 19°26'2.64"North and longitude 72°48'34.40"East, of Division: Konkan, Vill: Nilemore, Tal: Vasai, Dist: Palghar, PIN: 401203 admeasuring 5490.42 Sq.m as Approved (G/St+12) and 6404.46 Sq.m as proposed (G/St+14) BU area being developed by M/s. N. S. Realty.

Ref: MahaRERA Registration Number _____

Sir,

We M/S. **SHILPLEKHA CONSULTANT** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Residential with shophline building no. 1, Wings B&C known as "NARAYAN HEIGHTS" situated in Phase-II, Sector-V on S.No.203, S.No.211, H.No.6,7/pt., out of larger layout demarcated by its latitude 19°26'2.64"North and longitude 72°48'34.40"East, of Division: Konkan, Vill: Nilemore, Tal: Vasai, Dist: Palghar, PIN: 401203 admeasuring 5490.42 Sq.m as Approved (G/St+12) and 6404.46 Sq.m as proposed (G/St+14) BU area being developed by M/s. N. S. Realty.

1. Following technical professionals are appointed by Promoter :—

- (i) M/s.Sanat Maheta & Associates as L.S. ;
- (ii) M/s.Shilplekha consultant as Structural Consultant
- (iii) M/s /Shri / Smt. ---- as MEP Consultant
- (iv) M/s /Shri / Smt----- 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 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 us, appointed by Promotor and the assumption of the cost of material, labour and other inputs made by Promotor and the site inspection carried out by us





SHILPLEKHA CONSULTANT

ARCHITECTURAL & STRUCTURAL PROJECT CONSULTANT

G - 101/102, Vishnu Prasad Complex, Padma Colony, Near S. T. Depot, Virar (W). E-mail : shilp_lekha@rediffmail.com

Ref. No. _____

Date : _____

DATE 29/10/2021

3. We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as Rs. 15,00,00,000/- 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 from the VVCMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 3,18,75,000/- 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 VVCMC is estimated at Rs. 11,81,25,000/-

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 No.1, (Wing – B&C), “NARAYAN HEIGHTS”

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on Oct 2021. date of Registration is	Rs.12,75,00,000/-
2	Cost incurred as on Oct 2021 (based on the Estimated cost)	Rs. 3,18,75,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	25.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 9,56,25,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. Nil

TABLE B

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

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on Oct 2021 date of Registration is	Rs 2,25,00,000/-





SHILPLEKHA CONSULTANT

ARCHITECTURAL & STRUCTURAL PROJECT CONSULTANT

G - 101/102, Vishnu Prasad Complex, Padma Colony, Near S. T. Depot, Virar (W). E-mail : shilp_lekha@rediffmail.com

Ref. No. _____


Date : _____

DATE 29/10/2021

(1)	(2)	(3)
2	Cost incurred as on Oct 2021 (based on the Estimated cost).	Rs.Nil
3	Work done in Percentage (as Percentage of the estimated cost).	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs.2,25,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs.Nil

Yours Faithfully,
For Shilplekha Consultant




(C.L. CHHEDA)
(Licence No. STR/C/43)

*** 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, any deviation in quantity 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.