

FORM – 2

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: 26/09/2021

To

M/s. Apex Infratec

Subject: Certificate of percentage of completion of Construction work of Proposed Building no 1 & Building no 2 of existing chawl no 1 to 4, known as Rajendra Nagar Shraddha CHSL (New Application, Number not allotted), on plot bearing CTS no 88(pt.), 88/7 to 12, 88/23 to 38 of village Magathane at Rajendra Nagar(old), Dattapada road, Borivali (E), Mumbai – 400 066, demarcated by its boundaries and having Layout R.G. Area towards North, Existing Chawl towards South, 9.15 Mtr. wide Proposed Layout Road towards East, Existing Chawl towards West, of Village Magathane, Mumbai admeasuring 612.97 Sq. Mtrs as per P.R card. Area being developed by M/S APEX INFRATEC.

Sir,

I Mr. Ankit S. Shah has undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA Proposed Building no 1 & Building no 2 of existing Chawl no 1 to 4, known as Rajendra Nagar Shraddha CHSL (New Application, Number not allotted), on plot bearing CTS no 88(pt.), 88/7 to 12, 88/23 to 38 of village Magathane at Rajendra Nagar(old), Dattapada road, Borivali (E), Mumbai – 400 066 admeasuring 612.97 Sq. Mtrs as per P.R card. Area being developed by M/S APEX INFRATEC.

1. Following technical professionals are appointed by Owner / Promoter:
 - (i) Shri. **Jigar Kishore Nagda** as L.S. / Architect.
 - (ii) Shri. **Hiren M. Tanna** as Structural Consultant.
 - (iii) Shri. **Ahmed Rumane** as MEP Consultant.
 - (iv) Mr. **Ankit Shah** (Chartered Engineer) as Quantity Surveyor * Engineer.
 - (v) Mr. **Kamlesh Shinde** as Engineer.

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 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 Engineer's Office quantity Surveyor*, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
1. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 61,45,16,500/- (Total of Table A+A and B+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 Municipal Corporation of Greater Mumbai being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
2. The Estimated Cost Incurred till date is calculated at 0/- (Total of Table A+A and B+B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
3. 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 Municipal Corporation of Greater Mumbai (planning Authority) is estimated at Rs. Nil/- (Total of Table A+A and B+B).
4. 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+A and B+B) below:

TABLE A

Building called Rajendra Nagar Shraddha CHSL

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 26/09/2022 date of Registration is	Rs. 55,30,64,850/-
2	Cost incurred as on 26/09/2022 (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. 55,30,64,850/-
5	Cost Incurred on Additional/Extra Items as on 26/09/2022 not included in the Estimated Cost (Annexure A)	Rs. 0/-

TABLE B
(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 26/09/2022 date of Registration is	Rs. 6,14,51,650/-
2	Cost incurred as on 26/09/2022 (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. 6,14,51,650/-
5	Cost Incurred on Additional/Extra Items as on 26/09/2022 not included in the Estimated Cost (Annexure A)	0/-

Yours Faithfully,

Ankit S. Shah
(Chartered Engineer)
(Reg. No. AM185045-0)

***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.