

'SANJRAJ', G. V. SCHEME-2, MULUND (E), MUMBAI - 400 081. • TEL : 2163 4791 • 2163 4399  
• CELL : 98200 56799 • E-MAIL : [R.C.Tipnis@rediffmail.com](mailto:R.C.Tipnis@rediffmail.com)

Form -2

[see Regulation 3]

**ENGINEER'S CERTIFICATE**

(To be submitted at the time of Registration of ongoing project and withdrawal of Money  
from Designated Account – Project wise )

Date : 03.06.2022

To,

Navnath Majestic Infra LLP  
B-102 Shrirang Niwas,  
Gokhale Road,  
Mulund (E), Mumbai 400 081

Sir,

Re: Certificate of cost incurred for Development of Adinarayan Society  
having Maha RERA Registration Number New (only Application after project  
Registration ) being developed by Navnath Majestic Infra LLP

1. We R. C. Tipnis have undertaken assignment of certifying Estimated cost for Adinarayan Society having MahaRERA Registration Number New ( Only Applicable after project Registration being developed by Navnath Majestic Infra LLP

2. We 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 entire work as calculated by Mr. Nitin Vaidya Quantity surveyor appointed by Developer / Engineer , the assumption of the cost of the cost of material , labour and other inputs made by developer and the site inspection carried out by us to ascertain / confirm the above analysis given to me.

3. We estimate Total Estimated Cost of Completion of the aforesaid project under reference at Rs. 7,75,00,000/- (Total of Table A and B ) at the of Registration . The estimated Total cost of 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) wings /Layout /plotted Development is being implemented..

*M. Tipnis*

STRUCTURAL CONSULTANT  
CHARTERED ENGINEER  
VALUER  
PROJECT MANAGEMENT  
CONSULTANT  
**R.C. TIPNIS**  
B.E. (CIVIL), M.I.E.

'SANJRAJ', G. V. SCHEME-2, MULUND (E), MUMBAI - 400 081. • TEL : 2163 4791 • 2163 4399  
• CELL : 98200 56799 • E-MAIL : rctipnis@gmail.com

4. The Estimate cost incurred till date is calculated at Rs. 43,05,465/- Total of Table A and B). The amount of Estimated cost incurred is calculated on the basis of input materials /services of these items.
5. The Balance cost of completion of the civil , MEP and Allied works for completion of apartments and proportionate completion of internal & external works , As per specification in agreement of sale , of the project is estimated at Rs., 7,31,94,535/- ( total A and B )
6. I Certify that 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 the Table A and B below.

#### TABLE A

Building/wings /Layout / Plotted Development bearing Number - or called Adinarayan Society (to be prepared separately for each Building /wing/Layout /Plotted Development of real Estate project)

SR. No.	Particulars	Amount (In Rs. )
1.	Total Estimated cost of the Building / wing/ Layout/Plotted Development as on date of Registration is 03/06/2022	7,25,00,000/-
2.	Cost incurred as on date of certificate on 03/06/2022	43,05,465/-
3.	Work done in Percentage (as percentage of the estimated cost)	5.93%
4.	Balance cost to be Incurred** (Based on Estimated cost)	6,81,94,535/-
5.	Cost Incurred on Additional / Extra items not included in the Estimated cost ( Table -C)	0

*R.C. Tipnis*

STRUCTURAL CONSULTANT  
CHARTERED ENGINEER  
VALUER  
PROJECT MANAGEMENT  
CONSULTANT

**R.C. TIPNIS**

B.E. (CIVIL), M.I.E.

'SANJRAJ', G. V. SCHEME-2, MULUND (E), MUMBAI - 400 081. • TEL : 2163 4791 • 2163 4399  
• CELL : 98200 56799 • E-MAIL : rctipnis@gmail.com

**TABLE B**

Internal & External Development Works in Respects of the Registered phase

Sr.No	Particulars	Amount ( In RS.)
1.	Total Estimated Cost of the internal and External Development works including amenities and facilities in the layout as on date of Registration is 03/06/2022	50,00,000/-
2.	Cost incurred as on date of certificate on 03/06/2022	0
0 3.	Work done in percentage (as Percentage of the estimated cost)	0
4.	Balance cost to be Incurred **( Based on Estimated Cost)	50,00,000/-
5.	Cost Incurred on Additional / Extra items not include in the Estimated cost ( Table C)	

Yours Faithfully,



R.C. TIPNIS

CONSULTING STRUCTURAL ENGINEER

M.C.G.M. REGN. NO. STR :840004500

'SANJRAJ', G. V. SCHEME-2, MULUND (E), MUMBAI - 400 081. • TEL : 2163 4791 • 2163 4399

• CELL : 98200 56799 • E-MAIL : rctipnis@gmail.com

Agreed and Accepted by:

Name :

Date:

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 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. (\*\*) 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 specification are indicative and not exhaustive.
5. Please specify if there are any deviations /qualification . /example :Any Deviations in input material used from specification in agreement of sale.

**TABLE C**

List of Extra/ Additional / Deleted Items considered in cost  
(Which were not part of the original Estimate of Total cost )

Sr. No.	List of Extra/ Additional / Deleted Items	Amount (In Rs.)
1.		
2.		

*M. Tipnis*