



# PINNACLE PROJECT MANAGEMENT SERVICES



**\* REDEFINING QUALITY \***

ASGARI GINWALA - Mob. +91 9029627869 / asgariginwala@gmail.com  
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## FORM-2 [see Regulation 3]

### ENGINEER'S CERTIFICATE

(To be submitted at the time of withdrawal of Money from Designated Account- Project wise)

Date: 30th September 2022

To  
A R AMBOLI DEVELOPERS PVT LTD.  
702-708, Golden Chambers,  
Opp. Tanishq Showroom, Link Road,  
Andheri (West), Mumbai - 400 053

**Subject:** Certificate of Estimated Cost Incurred for Construction of Building to be Registered under Maha RERA of building known as MK GRACIA for Construction of Sale building, situated on the Plot bearing CTS No. 440/19, 440/19 /1 to 7, 440/20, 440/20/1 to 8 and 619, 619/1 demarcated by its boundaries (Latitude 19d-07'-42.722" Longitude 72d-50'-34.058", Latitude 19d-07'-42.873" Longitude 72d-50'-34.381", Latitude 19d-07'-42.952" Longitude 72d-50'-35.108", Latitude 19d-07'-41.203" Longitude 72d-50'-35.134" Latitude 19d-07'-41.234" Longitude 72d-50'-33.821" Latitude 19d-07'-42.572" Longitude 72d-50'-34.423" Latitude 19d-07'-42.550" Longitude 72d-50'-34.697" Latitude 19d-07'-42.351" Longitude 72d-50'-34.680" Latitude 19d-07'-42.331" Longitude 72d-50'-34.955" Latitude 17d-07'-41.541" Longitude 72d-50'-34.878 Latitude 19d-07'-41.589" Longitude 72d-50'-34.327" of the end points) of K/W, Ward village Ambivali, Andheri-(W), taluka Andheri, District Mumbai Suburban, PIN 400 058 admeasuring 1081.90 sq. mts. Area

**Ref: MahaRERA Registration : To be Registered**

I Mr. Asgari Ginwala have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project to be registered under MahaRERA, of building known as MK GRACIA on Plot bearing Plot bearing CTS No. 440/19, 440/19/1 TO 7, 440/20, 440/20/1 to 8, 619, 619/1, at Jai Bhavani, Mata Marg, Amboli, Andheri (West), Mumbai - 400 058.

- 1 Following technical professionals are appointed by Owner / Promoter :-
  - (i) Mrs. Saloni Deodhar of M/s. Deodhar Associates as Architect.
  - (ii) Mr. Rupesh Chaudhary of Unisteps Consultings Pvt Ltd. as Structural Consultants
  - (iii) M/s. Nexus Project Management Services Pvt Ltd. as MEP Consultants
  - (iv) Shri Asgari Ginwala as Site Engineer.
  - (iv) Mr. Sachin Dudhale as Quantity Surveyor.
- 2 I 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 Consultants and the Schedule of items and quantity for the entire work as calculated by Shri Sachin Dudhale Quantity Surveyor appointed by Developer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by me.



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We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 37,01,25,000.00/-.

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 MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4

The Estimated Cost Incurred till date with piling work is calculated at Rs. 0.00/-. 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 MCGMs estimated at Rs. 0.00/-.

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 & B below.

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

**TABLE A**

**Sale Building**

| Sr No | Particulars                                                                                                         | Amount (Rs.)    |
|-------|---------------------------------------------------------------------------------------------------------------------|-----------------|
| 1     | Total Estimated cost of the building as on 30th September 2022.                                                     | 37,01,25,000.00 |
| 2     | Cost incurred as on 30th September ,2022 (based on the Estimated cost)                                              | -               |
| 3     | Work done in Percentage (as Percentage of the estimated cost)                                                       | 0.00            |
| 4     | Balance Cost to be Incurred (Based on Estimated Cost)                                                               | 37,01,25,000.00 |
| 5     | Cost Incurred on Additional /Extra Items as on 30th September, 2022 not included in the Estimated Cost (Annexure B) |                 |
| 6     | Total Cost Incurred till date including Extra Cost                                                                  | -               |



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**TABLE B ( FOR ENTIRE PROJECT)**

| Sr No | Particulars                                                                                                                              | Amount (Rs.)    |
|-------|------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 1     | Total Estimated cost of the building as on 30th June 2022.(Revised)                                                                      | 37,01,25,000.00 |
| 2     | Cost incurred as on 30th September ,2022 (based on the Estimated cost)                                                                   | -               |
| 3     | Work done in Percentage (as Percentage of the estimated cost)                                                                            | 0.00            |
| 4     | Balance Cost to be Incurred (Based on Estimated Cost)                                                                                    | 37,01,25,000.00 |
| 5     | Cost Incurred on Additional /Extra Items as on 30th September , 2022 not included in the Estimated Cost (Annexure A) Cost of Shore Piles |                 |
| 6     | Total Cost Incurred till date including Extra Cost                                                                                       | -               |

- Note:
1. The Scope of the work is to complete the entire Real Estate Project as per the drawings approved
  2. Quantity Surveying can be carried out by the Engineer appointed by the Developers Office or by
  3. The total estimated cost includes cost of material, labour, tool, tackles and machinery required to
  4. As the cost mentioned herein are based on the quantity survey carried out any deviation in
  5. All component of work with specifications are indicative and not exhaustive

**List of Extra/Additional items executed with cost**

**(Which are not the part of the Original Estimate of Total Cost)**

**Extra Items ( Annexure A)**

| Sr No | Particulars                         | Amount (Rs.) |
|-------|-------------------------------------|--------------|
| 1     | Cost of Extra items and Infra works |              |
|       |                                     |              |

Yours Faithfully

ASGARI GINWALA