

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

Date: 23/01/2023

To
Shri. Rajkumar G. Khushalani (Partner)
M/s. Adityaraj Builders
101, Building No. 3, Purnima C.H.S. Ltd.,
Tagore Nagar, MHADA Colony,
Vikhroli (E), Mumbai – 400 083.

Subject: Certificate of Cost Incurred for Development of [Project Name: Tagore Nagar Shramik C.H.S. Ltd for Construction of 22 Floors (one) building (s)/ Wing (s) of the (Maha RERA Registration Number P51800030269) situated on the Plot bearing 51, Survey No. 113, [part] and City Survey No. 347 [part] Final Plot no 51 demarcated by its boundaries of Division village Tagore Nagar Vikhroli (E) taluka Kurla District Mumbai PIN 400 083 admeasuring 950 sq.mts. Area being developed by Mr. Rajkumar G. Khushalani Partner of M/s. Adityaraj Builders.

Ref: MahaRERA Registration Number P51800030269

Sir, I/ We, Navinderpal Singh have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being One Building(s)/ Wing(s) of the Phase situated on the plot bearing 51, **Survey No. 113,[part] and City Survey No. 347 [part]** Final Plot no 51 of Division village – Tagore Nagar Vikhroli (E), taluka – Kurla, District – Mumbai, PIN 400 083 admeasuring **950 sq.mts.** area being developed by Mr. Rajkumar G. Khushalani Partner of M/s. Adityaraj Builders

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) Shri. Ankit M. Makani As Architect
 - (ii) Shri. Vikas V. Gokhale of M/s. asc associated consultants as Structural Consultant
 - (iii) Shri.Navinderpal Singh as Quantity Surveyor *
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 Consultants and



the Schedule of items and quantity for the entire work as calculated by Mr. Navinderpal Singh 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. 30,50,00,000/- (Total of Table A and 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 M.C.G.M. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 18, 60, 50,000/- (Total of Table A and B) . 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 M.C.G.M. (planning Authority) is estimated at Rs. 11,89,50,000/- (Total of Table A and B).
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

One Building /Wing, bearing Number 51 or called **Tagore Nagar Shramik C.H.S. Ltd**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31 th Dec 2022 date of Registration is	Rs. 30,50,00,000 /-
2	Cost incurred as on 31 th Dec 2022 (based on the Estimated cost)	Rs. 18,60,50,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	61%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 11,89,50,000/-
5	Cost Incurred on Additional /Extra Items as on 31 th Dec 2022 not included in the Estimated Cost (Annexure A)	NIL



TABLE B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	NIL
2	Cost incurred as on _____ (based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

Signature of Engineer
(Membership No CAT-I/F-3961)



*** 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.

Annexure A

List of Extra / Additional Items executed with Cost
(Which were not part of the original Estimate of Total Cost)

