

CHAKOR R RAUL

9, Robert Miskita, Patel Estate, S. V. Road, Jogeshwari (W), Mumbai-400102.

FORM-2 [see Regulation 3] ENGINEER'S CERTIFICATE

To,
M/s. Chaitanya Developers.,
Radhakunj Bungalow, Mary Land Complex,
I.C.Colony, Borivali (w), Mumbai – 400103.

Date: 27.04.2021

Sub: Certificate of Cost Incurred for Development of Chaitanya Anand (Lunkhod CHSL), Situated on the Plot bearing FP No. 24 demarcated by its boundaries Existing Road to the North CTS 149A to the South CTS 146 to the East CTS 148 to the West of Division K/W village Andheri taluka Andheri District Mumbai Suburban Pin –400058 admeasuring 1859.50 sq.mts. area being developed by M/s. Chaitanya Developers.

Sir,

I **Chakor Ramchandra Raul** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, Building Situated on the Plot bearing CTS No. 76 and demarcated by its boundaries CTS 141A to the North CTS 141A2 to the South CTS 151 to the East CTS 139 to the West of Division R/S village Akurli taluka Borivali District Mumbai Suburban Pin –400101 admeasuring 2976.90 sq.mts. area being developed by M/s. Ethics Infra Development Pvt. Ltd.

1. Following technical professionals are appointed by Promoter: -
 - (i) M/s. Rasik P. Hingoo Associates as Architect.
 - (ii) M/s. Associated Structural Consultant LLP as Structural Consultant.
 - (iii) M/s. SD Consultant as MEP Consultant.
 - (iv) Mr. Chakor Raul as Site Supervisor.
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 **M/s. SD Consultant** 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 us.
3. I estimated Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs 54,81,33,915/-** (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 **MUNICIPAL CORPORATION OF GREATER MUMBAI** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

CHAKOR R RAUL

9, Robert Miskita, Patel Estate, S. V. Road, Jogeshwari (W), Mumbai-400102.

4. The Estimated Cost Incurred till date is calculated at **Rs. 2,96,36,982/-** (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 **MUNICIPAL CORPORATION OF GREATER MUMBAI** (planning Authority) is estimated at **Rs. 51,81,96,933 /-** (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

Building called Kohinoor, Ashok Nagar Cross No. 2, Kandivali (E),

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 15.04.2021 date of Registration is	Rs. 54,81,96,933/-
2	Cost incurred as on 15.04.2021 (based on the Estimated cost)	Rs. 2,96,36,982/-
3	Work done in Percentage (as Percentage of the estimated cost)	5.48%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 51,81,96,933/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	N.A

Yours Faithfully

Signature of Engineer



Signature of Engineer

(License No. R/27/SS/I)

CHAKOR R RAUL

9, Robert Miskita, Patel Estate, S. V. Road, Jogeshwari (W), Mumbai-400102.

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	N.A.
2	Cost incurred as on _____ (based on the Estimated cost)	N.A.
3	Work done in Percentage (as Percentage of the estimated cost)	N.A.
4	Balance Cost to be Incurred (Based on Estimated Cost)	N.A.
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	N.A.

Yours Faithfully



Signature of Engineer
(License No. R/27/SS/I)

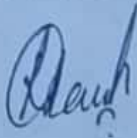
CHAKOR R RAUL

9, Robert Miskita, Patel Estate, S. V. Road, Jogeshwari (W), Mumbai-400102.

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	N.A.
2	Cost incurred as on _____ (based on the Estimated cost)	N.A.
3	Work done in Percentage (as Percentage of the estimated cost)	N.A.
4	Balance Cost to be Incurred (Based on Estimated Cost)	N.A.
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	N.A.

Yours Faithfully



Signature of Engineer
(License No. R/27/SS/I)