

FORM-2

ENGINEER'S CERTIFICATE

Date: 21st December 2022

To

Chandak Realtors Pvt Ltd,
807-808, Hubtown Solaris,
8th Floor, N. S. Phadke Marg,
Opposite Teli Gully, Near Regency Hotel,
Andheri (E), Mumbai – 400 069.

Subject: Certificate of Cost Incurred for Development of Malad – Tower 1 & Tower 2 for Construction of 1 building of the (MahaRERA Registration Number – New Registration) situated on the on property bearing CTS No. 838 (pt) Village Malad-W & CTS No. 13 of Village Chinchavali at Junction of 18.30 mt. Wide Chinchavali Bundar Road and 18.30 mt. Wide Nanabhai Bhuleshwar Road, Malad (West), Mumbai. admeasuring 1548.99 sq. mts. being developed by Chandak Realtors PVT LTD,

Ref: MahaRERA Registration Number – New Registration

Sir,

I **Rahul Shridhar Gadre** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 Building of the situated on the on property bearing CTS No. 838 (pt) Village Malad-W & CTS No. 13 of Village, Chinchavali at Junction of 18.30 mt. Wide Chinchavali Bundar Road and 18.30 mt. Wide Nanabhai Bhuleshwar Road, Malad (West), Mumbai. admeasuring **1548.99** sq. mts. area being developed by Chandak Realtors Pvt Ltd,

1. Following technical professionals are appointed by Owner / Promoter :-

- (i) **Shri. Mr. Yomesh Rao** of **M/s YMS Consultants Ltd** as Architect ;
- (ii) **M/s JW Consultants LLP (Mr. Achyut Watve)** as Structural Consultant
- (iii) **M/s Urja Building Services Consultants** as MEP Consultant
- (iv) **Smt. Bharti Patil** as Quantity Surveyor *

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

Smt. Bharti Patil 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.

RAHUL S. GADRE

B. E. CIVIL

2. We estimate Total Estimated Cost of completion of the building(s) (BLDGS – Tower 1 & 2) of the aforesaid project under reference as Rs. **427,00,00,000/-** (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 from the Municipal Corporation of Greater Mumbai (MCGM) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost Incurred till date is calculated at Rs. **1,85,49,854/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
4. 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 (MCGM) (planning Authority) is estimated at Rs.**425,14,50,146/-** (Total of Table A and B).
5. 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

BLDGS – (Tower 1 & 2) excluding internal & external development works

Sr. No	Particulars	Amounts
1	Total Estimated cost of the BLDGS. as on 21 st December 2022	Rs. 415,00,00,000/-
2	Cost incurred as on 21 st December 2022 (based on the Estimated cost)	Rs. 1,85,49,854/-
3	Work done in Percentage (as Percentage of the estimated cost)	0.44 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 413,14,50,146/-
5	Cost Incurred on Additional /Extra Items as on 21 st December 2022 not included in the Estimated Cost (Annexure A)	Rs. 0 /-

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TABLE B

BLDGS – (Tower 1 & 2) Internal & External Development Works

Sr. No	Particulars	Amounts
1	Total Estimated cost of the BLDGS. as on 21 st December 2022	Rs. 12,00,00,000/-
2	Cost incurred as on 21 st December 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. 12,00,00,000/-
5	Cost Incurred on Additional /Extra Items as on 21 st December 2022 not included in the Estimated Cost (Annexure A)	Rs. 0 /-

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Yours Faithfully

RAHUL S. GADRE



Signature of Engineer **B.E. CIVIL**

Agreed & accepted By



Signature of Promoter



Date : 21 Dec, 2022

*** 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.

RAHUL S. GADRE
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20/07/2020