



FORM 2
ENGINEER'S CERTIFICATE

Date: 26/04/2023

To,
M/s. Akshay Housing
601, Guru-Ganesh Co-op. Hsg. Soc.
M. P. Cross road, near Deshmukh Garden,
Mulund (E), Mumbai 400081.

Subject: Certificate of Cost Incurred for Development of "**PROPOSED BUILDING WING A** "
[Rera Registration Number]: _____ situated on the Plot bearing C.T.S. No. 1111/A, 1111/B, 1102/D/2 & 1112 of Village Mulund (E) at Azad Nagar, Mithagar road, Mulund (E) demarcated by its boundaries, CTS No. 1110 on North, CTS no. 1090 on South, CTS no. 1113A on East and CTS no. 1102 & Chafekar Bandhu marg to the West, Taluka-Kurla, District Mumbai Sub-urban Mumbai PIN no. 400 081 admeasuring **9373.00 Sq. mts** being developed by **M/s. Akshay Housing.**

Ref. MahaRERA Registration Number _____

Sir,

I **Mr. Bhauso Desai** Proprietor of **DesTech Structural Consultants** have undertaken the assignment of certifying Estimated Cost for the Subject Real Estate Project Proposed to be registered under MahaRERA, being building Wing A situated on the Plot bearing C.T.S. No. 1111/A, 1111/B, 1102/D/2 & 1112 of Village Mulund (E) at Azad Nagar, Mithagar road, Mulund (E) demarcated by its boundaries, CTS No. 1110 on North, CTS no. 1090 on South, CTS no. 1113A on East and CTS no. 1102 & Chafekar Bandhu marg to the West, Taluka-Kurla, District Mumbai Sub-urban Mumbai PIN no. 400 081 admeasuring **9373.00 Sq. mts** being developed by **M/s. Akshay Housing.**

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

- A. Shri. Ankush Mohile of M/s. DesTech Structural Consultants as Structural Engineer.
- B. M/s. Design Crest as Architect.
- C. Shri. Laxman Gavade of M/s. WoRmaX7 LLP as MEP Consultant
- D. Mr. Ashfaque Khan as Quality Supervisor



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 (Wing A) of the Project. Our estimated cost calculation 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. Destech Structural Consultants 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 (Wing A) of the aforesaid Project under reference as **Rs. 41,21,00,000/-** (Total of the 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 Panvel Municipal Commissioner being the Planning Authority under whose Jurisdiction the aforesaid project is being implemented.

4. The estimated Cost Incurred till date is calculated at **Rs. /-** (Total of the 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 of the subject project to obtain Occupation Certificate / Completion Certificate from Slum Rehabilitation Authority (Planning Authority) is estimated at **Rs. 41,21,00,000/-** (Total of the 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

Sr. No.	Particulars	Amount
1	Total Estimated Cost of the Building as on _____ Date of Registration is	Rs. 41,21,00,000/-
2	Cost Incurred as on _____ (Based on the Estimated Cost)	0/-
3	Work done in Percentage (As percentage of the Estimated Cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 41,21,00,000/-



5	Cost Incurred on Additional / Extra Items as on _____not included in the Estimated Cost (Annexure A)	0/
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TABLE B

Sr. No.	Particulars	Amount
1	Total Estimated Cost of Internal & External Development works Including Amenities & Facilities in the Project as on _____ Date of Registration	Rs. _____/-
2	Cost Incurred as on _____ (Based on the Estimated Cost)	_____/-
3	Work done in Percentage (As percentage of the Estimated Cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. _____/-
5	Cost Incurred on Additional / Extra Items as on _____not included in the Estimated Cost (Annexure A)	0/

Yours Faithfully,



Signature of Engineer

*** 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 on 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

Explanation 1. The increase in construction cost due to execution of extra / additional items as certified by the Engineer in Annexure A, Shall be allowed to be added in Form 3.

List of Extra / Additional Items executed with Cost

(which were not part of the original Estimate of Total Cost)