

AVIGHNA ASSOCIATES

Licence Surveyor, Site Supervisor, Traffic Consultants and Licence Plumber

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FORM -2

[See Regulation 3]

ENGINEER'S CERTIFICATE

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

Date: 04.03.2023

To,
Mr. Anandkumar Hiralal Dargar,
Director of M/s Metro Dwellers Pvt Ltd,
101,102,107,108 and 109. 1st Floor,
B.P.S. Plaza, Devidayal Road,
Mulund (west) Mumbai 400 080.

Subject: Certificate of Cost Incurred for Development of **Saraswati Paradise A & B** Wings
MahaRERA Registration being developed by M/s Metro Dwellers Pvt Ltd.

Sir,

1. I Mr. Deepak S. Yadav of M/s. Avighna Associates have undertaken assignment of certifying Estimated Cost for "Saraswati Paradise" having MahaRERA Registration Number _____ being developed by M/s Metro Dwellers Pvt Ltd.
2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings / plans made available to us for the project under the reference by the Developer/ Consultants. The schedule of items and quantity required for the entire work as calculated by M/s. Avighna Associates Quantity Surveyor* appointed by Developer/Engineer , the assumption of the cost material , labour and other inputs made by developer ,and the site inspection carried out by us to ascertain/confirm the above analysis given to us.
3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 1,35,24,00,000/- (Rs. One hundred Thirty Five Crore Twenty Four Lakhs only)** (Total of Table A and B) at the time of Registration. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for

completion of the apartments and proportionate completion of internal and external works, as per mentioned in agreement of sale and for the purpose of obtaining certificate/ completion certificate for the Building (s) / Wing (s) / Layout / Plotted Development from the Slum Rehabilitation Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost incurred till date is calculated at Rs. Nil (Total A and B). The Amount of Estimated Cost incurred is calculated on the basis of input materials/services used and unit cost of these items.
5. The Balance cost of completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completions of internal and external works, as per specifications mentioned in the agreement of sale, of the project is estimated at **Rs. 1,35,24,00,000/- (Rs. One hundred Thirty Five Crore Twenty Four Lakhs only)** (Total table of A and B).
6. I certify that the cost of Civil ,MEP and Allied works for the apartments and proportionate internal and external works, as per specifications mentioned in agreement of sale, of the aforesaid project as completed on the date of this certificate is as given in Table A and B below:

TABLE A

Building /Wing/Layout/Plotted Development bearing number
Saraswati Paradise A & B Wings (to be separately for each Building/Wing /Plotted Development of the Real Estate Project)

Sr. No	Particulars	Amount
1	Total Estimated Cost of the Building /Wing/Layout/Plotted Development as on date of Registration is	Rs.1,14,54,00,000/-
2	Cost incurred as on date of Certificate	Nil
3	Work done in Percentage (as Percentage of the estimated cost)	Nil
4	Balance cost to be incurred (Based on estimated cost)	Rs.1,14,54,00,000/-
5	Cost Incurred on Additional / Extra items not included in the estimated cost (Table C)	Nil

TABLE B
Internal and external development works in respect of the registered phase

Sr. No	Particulars	Amount
1	Total Estimated Cost of the Building /Wing/Layout/Plotted Development as on date of Registration is	Rs.20,70,00,000/-
2	Cost incurred as on date of Certificate	Nil
3	Work done in Percentage (as Percentage of the estimated cost)	Nil
4	Balance cost to be incurred (Based on estimated cost)	Rs.20,70,00,000/-
5	Cost Incurred on Additional / Extra items not included in the estimated cost (Table C)	Nil

Yours Faithfully,

Mr. Deepak S. Yadav. (B.E. Civil)
of M/s. Avighna Associates.

Local Authority license no. Y/0840000704/LS

Agreed and Accepted by:

Signature of Promoter

Name:

Date:

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. (**) Balance cost to be incurred (4) may vary from Difference between Total Estimated Cost (1) and Actual Cost incurred (2) due to deviation in quality required / escalation of cost etc. As this is an estimated cost, any deviation in quality required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.

4. All components of work with specifications are indicative and not exhaustive.

5. Please specify if there are any deviations/qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

Table C

List of Extra/Additional/ Deleted Items considered in Cost

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

Sr No	List of Extra/Additional/ Deleted Items	Amount
1	--	--
2	--	--