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ANNEXURE-18

Date :- 17 Jan 2023

ENGINEER'S CERTIFICATE

(To be submitted at the time of withdrawal from RERA Designated Account)

To,

M/s VL Gajamukh Developers LLP
Shop No.2, C-wing, Building No 150,
Kannamvar Nagar 1, Vikroli (east)
Mumbai 400 083.

Subject: Certificate of Cost Incurred for Development of "East Syde" for Construction of 1 Building With 3 Wing Of The Project (P51800031002) Situated On The Plot Bearing / Cts / Survey / Final Plot No.: Survey No. 185A Part at Kurla, Kurla, Mumbai, Plot Demarcated By Its Boundaries Municipal Road To The North, Building No. 75 To The East Of Division Konkan, Village- Kurla, Taluka- Kurla, District-Mumbai Suburban, Pin- 400081 Admeasuring 1620.77 sq. Mts. Area Being Developed By M/S VL GAJAMUKH DEVELOPERS LLP.

Ref: Maha RERA Registration Number P51800031002.

Sir,

I Ajay Mahale have Undertaken Assignment Of Certifying Estimated Cost For The Subject Real Estate Project Registered Under Maharera With RERA No P51800031002, Being 1 Building Of The Project Situated On Plot Bearing / Cts / Survey / Final Plot No.: Survey N0 185A Part at Kurla, Kurla, Mumbai, Plot Demarcated By Its Boundaries Municipal Road To The North, Building No. 75 To The East Of Division Konkan, Village- Kurla, Taluka- Kurla, District-Mumbai Suburban, Pin- 400081 Admeasuring 1620.77 sq. Mts. Area Being Developed By M/S VL GAJAMUKH DEVELOPERS LLP.

1. Following technical professionals have been appointed by the Promoter: -

- (i) M/s /Shri Kishore Lotlikar as Land Surveyor/Architect;
- (ii) M/s /Shri / Smt Ajay Mahale as Structural Consultant;
- (iii) No as Mechanical, Electrical, Plumbing Consultant;
- (iv) M/s /Shri / Smt Shri Prashant Pote as Quantity Surveyor*



2. We have estimated the cost of the project for completion, to obtain Occupation Certificate/ Completion Certificate. Our estimated cost calculations are based on the Drawings/plans made available to us for the project by the Promoter and Consultants and the Schedule of items and quantity for the entire work as calculated by Shri Prashant Pote quantity Surveyor* appointed by Promoter/Engineer, and the assumption of the cost of material, labour and other inputs made by Promoter, 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. 71,20,23,790/- (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 MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 3,65,28,797/- (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 MCGM (planning Authority) is estimated at Rs. 67,54,95,093/- (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 (Apartments/Buildings Construction)

Sr. No	Particulars	Rs. (in Lakhs) As on 31-03-2022 (As per last Certificate)	Rs. (in Lakhs) From	Total (Rs. in Lakhs) As on the date of certificate
1	Total Estimated cost of the buildings/apartments/ wings	71,20,23,790/-		
2	Cost incurred based on the Estimate cost)	3,65,28,797/-		
3	Work done in Percentage (as Percentage of the estimated cost)	5.13%		
4	Balance Cost to be Incurred (Based on Estimated Cost)	67,54,95,093/-		
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost. (Annexure A)	-		

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TABLE-B (External Development)

Sr. No	Particulars	Rs. (in Lakhs) As on 31-03-2022 (As per last Certificate)	Rs. (in Lakhs)	Total (Rs. in Lakhs) As on the date of certificate
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout		-	-
2	Cost incurred (based on the Estimated cost)		-	-
3	Work done in Percentage (as Percentage of the estimated cost)		-	-
4	Balance Cost to be Incurred (Based on Estimated Cost)		-	-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost. (Annexure A)	-	-	-

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TABLE-C (Overall Cost Incurred, Table-A + Table-B)

Sr. No	Particulars	Rs. (in Lakhs) As on 31-03-2022 (As per last Certificate)	Rs. (in Lakhs)	Total (Rs. in Lakhs) As on the date of certificate
1	Total Estimated Cost, [Table A(1)+Table B (1)]	71,20,23,790/-		
2	Total Cost Incurred [Table A(2)+Table B (2)]	3,65,28,797/-		
3	Total Work done in Percentage [as per Table A(3) & Table B (3)]	5.13%		
4	The Balance cost to Complete the Project [Table A(4)+Table B (4)]	67,54,95,093/-	-	
5	Cost Incurred on Additional /Extra Items _____ not included in the Estimated Cost. [Table A(5)+Table B (5)]	-	-	-

Signature & Name of the Engineer



Ajay Mahale

Ajay Mahale

(Licence No. M-147033-1)

Annexure A

List of Extra / Additional Items executed with Cost

(Which was not part of the original Estimate of Total Cost)

Sr. No	Particulars	Rs. (in Lakhs)	Rs. (in Lakhs)	Total (Rs. in Lakhs)
		As on (As per last Certificate)	From To	As on the date of certificate
1	-	-	-	-

GUIDANCE NOTE:

- (1) There should be proper agreement between the promoter and the engineer for the supervision of the work.
- (2) The complete details of quantity survey should be maintained and verified by the engineer.
- (3) 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.
- (4) In case of independent quantity surveyor being appointed by the Developer, the name has to be mentioned at the place marked (*) and in case quantities 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 (*).
- (5) The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
- (6) The Engineer needs to find out the complete quantity of the material received in the site and its utilization in the project.
- (7) The rates of the material to work out the cost may be taken from the purchase bills.
- (8) The Engineer needs to get satisfied about the quantity of the material and the labour cost incurred in the project.
- (9) Engineer needs to keep all the working papers at the time of issue of this certificate.
- (10) The Engineer needs to visit the site, verify the records maintained at the site or any other records which will satisfy for the use of material to the project including the estimated quantity of the material which normally goes in completing the work.



- (11) The Engineer shall be held responsible and accountable for any wrong information in the certificate. The Engineer shall be liable for any penal action under Real Estate (Regulation and Development) Act, 2016 including recommendation to the Competent Authority to initiate necessary disciplinary action including revocation of his/her empanelment with the Competent Authority for issue of wrong certificate
All components of work with specifications are indicative and not exhaustive.
- (12) This certificate has to be issued on the letterhead of the Engineer, affixing the stamp of the Engineer, along with Engineer's signature on each page.
- (13) The Engineers should have the qualification as prescribed in the Act.

Annexure A

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

A handwritten signature in blue ink, consisting of a series of loops and a final flourish.

