

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: 31.03.2023

To,
Mitasu Developers Pvt Ltd.
B-1101, Express Zone, Diagonally opp. to Oberoi Mall,
Western Express Highway, Malad East.
Mumbai – 400097.

Subject: Certificate of Cost Incurred for Development of Arcenciel for Construction of Phase 1&2 (MahaRERA Registration Number: P51800021946) situated on the Plot bearing C.N. No/CTS No. /Survey no./ Final Plot no. 698 A/1 demarcated by its boundaries (latitude and longitude of the end points) CTS No. 702 A/3 to the North, Shreenath Complex B C.H.S Ltd. to the South, 18.30 Meter wide Raghavendra Swami Road to the East, Raja Industrial Estate to the West, of Division Mumbai Suburban, village Nahur, taluka Kurla, District Mumbai PIN 400080, admeasuring 3026_sq.mts. area being developed by Mitasu Developers Pvt Ltd.

Ref: MahaRERA Registration Number P51800021946

Sir,

I, Shri Clint Santos have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Arcenciel for Construction of Phase 1&2 (MahaRERA Registration Number: **P51800021946**) situated on the Plot bearing C.N. No/CTS No. /Survey no./ Final Plot no 698 A/1 demarcated by its boundaries (latitude and longitude of the end points) CTS No. 702 A/3 to the North, Shreenath Complex B C.H.S Ltd. to the South, 18.30 Meter wide Raghavendra Swami Road to the East, Raja Industrial Estate to the West, of Division Mumbai Suburban, village Nahur, taluka Kurla, District Mumbai, PIN 400080, admeasuring 3026_sq.mts. area being developed by Mitasu Developers Pvt Ltd

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) Shri Swapnil Ambre as Designing Architect / Architect ;
 - (ii) M/s Mahimtura Consultants Pvt Ltd.as Structural Consultant
 - (iii) Shri Abhishek Shirke as Quantity Surveyor *
 - (iv) Shri Clint Santos as Site Supervisor.
2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil 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 Shri. Abhishek Shirke 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(s) of the aforesaid project under reference as Rs 46,12,00,000/- (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the MCGM Authority (T Ward) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.41,73,58,282/- (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 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. 4,38,41,718/- (Total of Table A and B).
6. I certify that the Cost of the Civil 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
Arcenciel Phase 1& 2

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31.03.2023 of Registration is	Rs.27,67,20,000/-
2	Cost incurred as on 31.03.2023 (based on the Estimated cost)	Rs.26,01,16,800/-
3	Work done in Percentage (as Percentage of the estimated cost)	94.00
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,66,03,200/-
5	Cost Incurred on Additional /Extra Items as on 31.03.2023 not included in the Estimated Cost (Annexure A)	N.A.

TABLE B

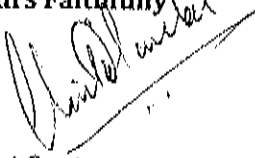
(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31.03.2023 date of Registration is	Rs.18,44,80,000/-
2	Cost incurred as on 31.03.2023 (based on the Estimated cost)	Rs.15,72,41,481/-
3	Work done in Percentage (as Percentage of the estimated cost)	85.23%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.2,72,38,519/-
5	Cost Incurred on Additional /Extra Items as on 31.03.2023 not included in the Estimated Cost (Annexure A)	N.A

TABLE C
List of Extra/Additional/Deleted items considered in cost
(Which were not part original Estimate of Total Cost)

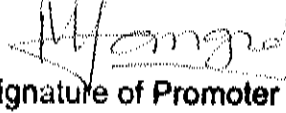
Sr. No	List of Extra/Additional/Deleted items	Amounts (In Rs)
1	NIL	

Yours Faithfully



Clint Santos
Signature of Engineer
MCGM Licence No. C/124/SS-I

AGREED AND ACCEPTED BY



Signature of Promoter
Mr. Mitaram Jangid
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. 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.