

Vihang R. Shah. (B.E.Const.)

(Engineer, License Consultant & Surveyor)

407, Rajdeep Bldg, Tukaram Javaji Road, Grant road (w), Mumbai: 400 007
Tel: 23893266, Cell: 9769670810.

Ref. No: VS/47/2023-24.

Date: 31/12/2023.

ENGINEER'S CERTIFICATE

To
M/S Bhoomi Associates.
Plot no: RDP-7/168,
Charkop Indian Oil Employees CHSL.
CTS No: 1C/1/328,
Charkop, Kandivali (w),
Mumbai-400067.

Subject: Certificate of Cost Incurred for Development of The Charkop Indianoil Employees CHSL. building(s)/ 1 (MahaRERA Registration Number P-51800032345) situated on the Plot bearing CTS No. 1C/1/328/ Plot no RDP/7/168 demarcated by its boundaries (latitude and longitude of theend points) Shalimar Bldg to the North Samrudhi bungalow to the South Arch Profile Bldg to the East D-41/383 Bungalow to the West of Division Konkan village Kandivali taluka Borivali District Mumbai Suburban PIN 400067 admeasuring 793.51 sq. mts. area being developed by Bhoomi Associates

Sir,

1. I/ We Mr. Vihang Shah have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being 1 Building(s) situated on the plot bearing CTS No.1C/1/328 Plot no RDP/7/168 of Division Konkan village Kandivali taluka Borivali District Mumbai Suburban PIN 400067 admeasuring 793.51 sq. mts. area being developed by Bhoomi Associates
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(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 Vihang Shah 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 32,50,00,000** (Total of Table A and B). The estimated Total Cost of projectis 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 MHADA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

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4. The Estimated Cost Incurred till date is calculated at **Rs 29,06,40,639/-** (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 MHADA (planning Authority) is estimated at **Rs. 3,43,59,361/-** (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

Building /Wing bearing Number or called Bhoomi Shivam

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 29/12/2022 date of Registration is	Rs. 26,00,00,000 /-
2	Cost incurred as on 31/12/2023. (based on the Estimated cost)	Rs 25,47,40,206/-
3	Work done in Percentage (as Percentage of the estimated cost)	97 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 52,59,794/-
5	Cost Incurred on Additional /Extra Items as on 31/12/2023 not included in the Estimated Cost (Annexure A)	NIL

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TABLE B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 29/12/2022 date of Registration is	Rs. 6,50,00,000/-
2	Cost incurred as on 31/12/2023. (based on the Estimated cost)	Rs. 3,59,00,433/-
3	Work done in Percentage (as Percentage of the estimated cost)	55.23 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,90,99,567/-
5	Cost Incurred on Additional /Extra Items as on 31/12/2023 not included in the Estimated Cost (Annexure A)	NIL



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Agreed and
Accepted By



*** Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from timeto 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 mentionedat 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 estateProject will result in amendment of the cost incurred/to be incurred.
5. All components of work with specifications are indicative and not exhaustive.
6. Please specify if there are any deviation / qualification. Example: Any deviation in input material used from specification in agreement of sale.

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

