

FORM-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of On-going Project and
For withdrawal of Money from Designated Account-Project Wise)

Date: 15 Jan 2024

To,

M/s Adeshwar Associates NX

401, 4th Floor, Level 4,

Sai Heritage, Above Axis Bank,

Tilak Road, Ghatkopar (E),

Mumbai - 400077

Sub : Certificate of Cost Estimate & Cost Spent/ Incurred for Construction of 2 (TWO) no. building (s) of Redevelopment Scheme/2 (Two) no. Wing(s) of the Single Phase (MahaRERA Registration Number P51800027845) situated on the **"72 ParkSyde"** PANTNAGAR, SIDDHIVINAYAK CHS LTD which is a proposed Re-development of Property bearing C.N. No./CTS No. 5682 (pt) of Village Ghatkopar at Pantnagar, Ghatkopar (E), Mumbai - 400075 F.P. No. 323-A, TPS Ghatkopar No III of Final plot no. 316 to 321 demarcated by its boundaries as follows (latitude/ longitude of end points)

19° 04' 56.07" - 72° 54'40.67" to the North; 19° 04' 53.88" - 72° 54'41.53" to the South

19° 04' 55.60" - 72° 54' 42.12" to the East 19° 04' 54.34" - 72° 54'40.10" to the West

Admeasuring 2615.57 sq.mts. area being redeveloped by M/s. Adeshwar Associates NX

Ref: MahaRERA Registration Number "P51800027845"

Sir,

I, the Associate Members of institute of engineers (India), Revti Rajesh Shirsikar have undertaken an assignment of certifying Estimated/incurred Cost till the date of this certificate for the Subject Real Estate Project "72 ParkSyde"- Pantnagar Siddhivinayak CHS Ltd Proposed Re-development of Property bearing C.N. No./CTS No. 5682 (pt) of Village Ghatkopar at Pantnagar, Ghatkopar (E), Mumbai 400075 admeasuring 2615.57 m2 area being redeveloped by M/s. Adeshwar Associates NX

1. Following technical professionals are appointed by Owner/ promoter:

- Mr. Sachin K. Rakshe of M/s Archo Consultants as Liassoning Architect
- Mr. Anand Kulkarni of M/s Epicons Consultants Pvt. Ltd. as Structural Consultant
- Ms. Sheetal Bhilkar of M/s Urja Building Services Consultants Pvt. Ltd. as MEP Consultant
- Shri Haresh V Gogari as Site Supervisor
- Smt. Revti Rajesh Shirsikar Independent Associate members of the institution of Engineers (India) as Quantity Surveyor*.

- 2. have estimated the Project cost till completion to obtain Occupation Certificate/ Completion Certificate, including the Civil, MEP and Allied works, of the building (s) for the afore-said project. The 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 Revti Rajesh Shirsikar**

Revti Rajesh Shirsikar



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Quantity Surveyor* appointed by M/s. Adeshwar Associates NX (Developer), and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. Hereby declares that the Total Estimated Cost till the completion of the building(s) for the aforesaid project under reference as Rs. 123.60 Crores (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 N WARD, Pantnagar, Ghatkopar M.C.G.M. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented. (BLDG. UID NO. to be received)
4. The Estimated Cost Incurred till 31/12/2023 is calculated at Rs. 108,30,76,190.47 (Total of Table A (Rehab & sales) and B). The amount of 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 N WARD (GHATKOPAR) M.C.G.M. (planning Authority) is estimated at 15,29,23,809.52 (Total of Table A (Rehab & sales) 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 1 or called REHAB WING
(to be prepared separately for each Building/ Wing of the Real Estate Project)

TABLE A - REHAB BUILDING		
S. N.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31.12.2023 date of Registration is P51800027845	27,10,28,160.00
2	Cost incurred as on 31.12.2023 (based on the Estimated cost)	26,58,65,718.86
3	Work done in Percentage (as Percentage of the estimated cost)	98.10%
4	Balance Cost to be Incurred (Based on Estimated Cost)	51,62,441.14
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 A

Building/ Wing bearing Number 2 or called SALES WING
(to be prepared separately for each Building/ Wing of the Real Estate Project)

TABLE A - SALES BUILDING		
S. N.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31.12.2023 date of Registration is P51800027845	77,49,71,840.00
2	Cost incurred as on 31.12.2023 (based on the Estimated cost)	76,02,10,471.62
3	Work done in Percentage (as Percentage of the estimated cost)	98.1%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,47,61,368.38
5	Cost Incurred on Additional / Extra Items as on 31.12.2023 not included in the Estimated Cost Annexure A)	-

TABLE B

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

TABLE B – INTERNAL AND EXTERNAL DEVELOPMENT		
S. N.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31.12.2023 date of Registration is P51800027845	19,00,000,00.00
2	Cost incurred as on 31.12.2023 based on the Estimated cost).	5,70,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost).	30%
4	Balance Cost to be Incurred (Based on Estimated Cost).	13,30,00,000.00
5	Cost Incurred on Additional /Extra Items as on 31.12.2023 not included in the Estimated Cost (Annexure A).	-

Yours Faithfully



MRs. Revti Rajesh Shirsikar
Associate Member of Institution of Engineers (India)
(Membership Ref. No. AM-150426-9)



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* 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

Annexure A

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

----- NOT APPLICABLE -----
(as on 31.12.2023)

R. Shirsikar

