



Date: February 18, 2022

Ref: 2022/SCDPL-1340/139

FORM-2
ENGINEER'S CERTIFICATE
(As on 18/02/2022)

M/S. NMS ENTERPRISES

Office Add: Shop No. 1 & 2,
Vrundavan Park, Plot No. 9,
Sector-34, Kamothe,
Navi Mumbai – 410 209.

Subject : Certificate of Cost Incurred for Development of **“NMS ONE 27”** Real Estate Project proposed to be registered under MahaRERA, being Plot no. 1, Sector 27, Kharghar developed by **M/S. NMS ENTERPRISES**.

Sir,

I, **Shri. Raajesh K. Ladhadd** of **STRUCTURAL CONCEPTS DESIGNS PVT. LTD.**, have undertaken assignment of certifying Estimated Cost for the Project **“NMS ONE 27”** Real Estate Project proposed to be registered under MahaRERA, being Plot no. 1, Sector 27, Kharghar developed by **M/S. NMS ENTERPRISES**.

1. We have estimated the cost of the 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 reference by the Developer/ Consultants. The Schedule of items and quantity required for the entire work as calculated by us, the assumption of the cost of 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.
2. We estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 20,00,00,000/- (Rupees Twenty Crores 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 & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining Occupation Certificate / Completion Certificate for the buildings/wings from **CIDCO LTD.** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at **Rs. 0/- (NIL)** (Total of Table 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.
4. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external works as per specifications mentioned in agreement of sale, of the Project is estimated at **Rs. 20,00,00,000/- (Rupees Twenty Crores Only)** (Total of Table A and B).
5. I certify that the Cost of the Civil, MEP and Allied work for the apartments and proportionate internal & 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 :

Building called "NMS ONE 27"

Table A

Sr.No.	Particulars	Amounts (in Rs.)
1	Total Estimated cost of the Building/Wing as on February 18, 2022 date of Registration is	Rs. 18,00,00,000/-
2	Cost incurred as on February 18, 2022 (Based on the Estimated Cost)	Rs. 0/- (NIL)
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 18,00,00,000/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	Rs. 0/- (NIL)

Table B

Sr.No.	Particulars	Amounts (in Rs.)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on February 18, 2022 date of Registration is	Rs. 2,00,00,000/-
2	Cost incurred as on February 18, 2022 (Based on the Estimated Cost)	Rs. 0/- (NIL)
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,00,00,000/-
5	Cost Incurred on Additional /Extra not included in the Estimated Cost (Table C)	Rs. 0/- (NIL)

Yours Faithfully,


RAAJESH K. LADHAD
Consulting Structural Engineer
NMMC Reg. No.: NMMC/TPO/S.E./04
ISSE Reg. No. M-1692



Agreed and accepted by:

M/S. NMS ENTERPRISES

Date: