

**ANNEXURE - B**

**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: December 29, 2022

To

**Neelsidhi Associates LLP**

301, 3<sup>rd</sup> floor, The Emerald,

Above ICICI Bank, Plot no.195B,

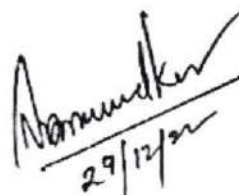
Sector 12, Vashi,

Navi Mumbai - 400 703.

**Subject:** Certificate of Cost Incurred for Development of "Neelsidhi Ballarat" situated on Plot No.40, Sector 17, New Panvel (West), Navi Mumbai - 410206 admeasuring to 5,663.97Sq.Mtr. being developed by M/s. Neelsidhi Associates LLP.

Sir,

1. I, Er. Nilesh Murudkar have undertaken assignment of certifying Estimated Cost for "Neelsidhi Ballarat" situated on Plot No.40, Sector 17, New Panvel (West), Navi Mumbai - 410206 admeasuring to 5,663.97 Sq.Mtr. being developed by M/s. Neelsidhi Associates LLP.
2. Following technical professionals are appointed by the Promoter:
  - i. O7 Architects & Planners - Architects
  - ii. Associates Structural LLP - Structural Consultants
  - iii. Engineering Creations Public Health Consultancy Pvt. Ltd. - MEP Consultant
  - iv. Mr. Linkan V Vora - Quantity Surveyor
3. We have estimated the cost of 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 Mr. Linkan V Vora Quantity Surveyor\* appointed by Developer/ Engineer, 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.

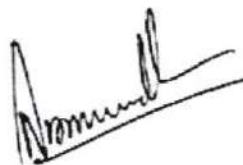
  
29/12/22

4. We estimate Total Estimated Cost of completion of the aforesaid project under reference at Rs 61,57,40,000/- [Rupees Sixty One Crores Fifty Seven Lacs Forty Thousand 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 Building(s)/ Wing(s)/ Layout/ Plotted Development from the Panvel Municipal Corporation being the planning Authority under whose jurisdiction the aforesaid project is being implemented.
5. The Estimated Cost incurred till date is calculated at Rs.1,20,46,888/- [Rupees One Crore Twenty Lacs Forty Six Thousand Eight Hundred and Eighty Eight Only] (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.
6. 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. 60,36,93,112/- [Rupees Sixty Crores Thirty Six Lacs Ninety Three Thousand One Hundred and Twelve Only] (Total of Table A and B).
7. I certify that the Cost of the Civil, MEP and Allied works for completion of 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:

**TABLE A**

**Wing A & B of Building namely Neel Sidhi Ballarat at Plot No. 40, Sector 17, New Panvel (W), Navi Mumbai - 410206**

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Building/ Wing/ Layout/ Plotted Development as on date of Registration is	61,57,40,000/-
2.	Cost incurred as on date of certificate	1,20,46,888/-
3.	Work done in Percentage (as Percentage of the estimated cost)	1.96%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	60,36,93,112/-
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table - C)	N.A.



**TABLE B**

Internal &amp; External Development Works in Respect of the Registered Phase

Sr No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Internal & External Development Works including amenities and facilities in the layout as on date of Registration is	NA
2.	Cost incurred as on date of certificate	NA
3.	Work done in Percentage (as Percentage of the estimated cost)	NA
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	NA
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table - C)	NA

Yours Faithfully,



Er. Nilesh Murudkar  
Chartered Engineer

**29 DEC 2022**

Agreed and accepted by:

For M/s. Neelsidhi Associates LLP



Designated Partner

Signature of Promoter

Name: Mr Darshan Palan

Date: **29 DEC 2022**Place: **NAVI MUMBAI**

Note:



1. The scope of works is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.
2. (\*) Quantity survey can be done by office of Engineers or can be done by and 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. (\*\*) Balance Cost to be incurred (4) may vary from Difference between Total estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. 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.
6. Please specify if there are any deviations / qualification. Example: Any deviations in input material used from specifications in agreement of sale.

**TABLE C**

List of Extra / Additional / Deleted Items considered in Cost  
(Which were not part of the original Estimate of Total Cost)

Sr. No.	List of Extra / Additional / Deleted Items	Amount (In Rs.)
1.	NA	
2.		

