

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

Date: 31.12.2023

To

Shri. Rocky R. Khushalani (Partner)

M/s. Adityaraj Builders & Promoters

101, Tagore Nagar Purnima C.H.S. Ltd.,

Tagore Nagar, Building No. 3,

Vikhroli (E), Mumbai – 400 083.

Subject : Certificate of Cost Incurred for Development of [Project Name :Kannamwar Nagar Adishakti C.H.S. Ltd for Construction of 22 Floors (one) building (s)/ One Wing (s) of the (Maha RERA Registration Number P51800045695) situated on the Plot bearing 81, Survey No. 113, [part] and City Survey No. 356 [part] Final Plot no 81 demarcated by its boundaries (latitude and longitude of the end points) of Kannamwar Nagar Adishakti C.H.S. Ltd. Plot Bearing C.T.S No.356(Part) Of village Kannamwar Nagar,Vikhroli (E) taluka Kurla District Mumbai PIN 400 083 admeasuring 1058.04 sq.mts. area being developed by Mr. Rocky R. Khushalani Partner of M/s. Adityaraj Builders & Promoters.

Ref: MahaRERA Registration Number P51800045695

Sir, I/ We, Navinderpal Singh have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being One Building(s)/ Wing(s) of the Phase situated on the plot bearing 81, **Survey No. 113, [part] and City Survey No. 356 [part]** Final Plot no 81 of Division Kannamwar Nagar Adishakti C.H.S.Ltd village – Kannamar Nagar, taluka – Kurla, District – Mumbai, PIN 400 083 admeasuring **1058.04** sq.mts. area being developed by Mr. Rocky R. Khushalani Partner of M/s. Adityaraj Builders & Promoters

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) Shri. Ankit M. Makani As Architect
 - (ii) Shri. Vikas V. Gokhale of M/s. asc associated consultants as Structural Consultant
 - (iii) Shri.Navinderpal Singh as Quantity Surveyor *
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 Mr. Navinderpal Singh 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. 32,00,00,000/- (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 M.C.G.M. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 17,60,00,000/- (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 M.C.G.M. (planning Authority) is estimated at Rs. 14,40,00,000/- (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 :



Navinderpal singh B.E CIVIL M.I.E.F.I.I.V (Membership number CAT-I/F-3961)

(Chartered Engineers and Valuers)

SHOP 14 Thapar complex plot 51 sector 15 CBD NaviMumbai 400614

Email navinderpal.nsinfra@gmail.com, Tel 022-27561407,02249679005

TABLE A

Building / Wing, bearing Number 81 or called Kannamwar Nagar Adishakti C.H.S

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 32,00,00,000/-
2	Cost incurred as on 31 DEC 2023 (based on the Estimated cost)	Rs. 17, 60,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	55.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 14,40,00,000/-
5	Cost Incurred on Additional /Extra Items as on 31 th dec 2023 not included in the Estimated Cost (Annexure A)	NIL

TABLE B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities	NIL
2	Cost incurred as on _____ (based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

Signature of Engineer
(Membership No CAT-I/F-3961)



Navinderpal singh B.E CIVIL M.I.E.F.I.I.V (Membership number CAT-I/F-3961)

(Chartered Engineers and Valuers)

SHOP 14 Thapar complex plot 51 sector 15 CBD NaviMumbai 400614

Email navinderpal.nsinfra@gmail.com, Tel 022-27561407,02249679005

*** 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)

