

NAVROZ BHARUCHA

License No: B/265/SS-II Dated: 6th October, 2006

ANNEXURE-2

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: 28/07/2017

To

ACCORD BUILDERS,

Omkar Esquare,
Vasandra Naik Marg,
Sion Chunnabhatti Signal,
Eastern Express Highway,
Sion East, Mumbai 400022

Subject: Certificate of Cost Incurred for Development of VIVE for Construction of 01 building(s)/ 03 Wing(s) of the II Phase (MahaRERA Registration Number) situated on the Plot bearing C.N. No/CTS No./Survey no./ Final Plot no 107/1 to 9, 108 demarcated by its boundaries (latitude and longitude of the end points) point1 (19°4'7.75"N, 72°52'34.54"E), point2 (19°4'7.65"N, 72°52'35.83"E), point3 (19°4'6.97"N, 72°52'35.79"E), point4 (19°4'7.04"N, 72°52'34.50"E) of Division IV village kurla, taluka kurla District Mumbai, PIN 400070 admeasuring 1074.26 sq. mtrs. area being developed by M/s Accord Builders.

Ref: MahaRERA Registration Number Applied for

Sir,

I Navroz Bharucha have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 01 Building(s)/03 Wing(s) of the II Phase situated on the Plot bearing C.N. No/CTS No./Survey no./ Final Plot no 107/1 to 9, 108 demarcated by its boundaries (latitude and longitude of the end points) point1 (19°4'7.75"N, 72°52'34.54"E), point2 (19°4'7.65"N, 72°52'35.83"E), point3 (19°4'6.97"N, 72°52'35.79"E), point4 (19°4'7.04"N, 72°52'34.50"E) of Division IV village kurla, taluka kurla District Mumbai, PIN-400070 admeasuring 1074.26 sq. mtrs. area being developed by M/s Accord Builders.

- Following technical professionals are appointed by Owner / Promoter :-
 - Mr. A. V. Dhokay as L.S. / Architect;
 - M/s Dr. Kelkar Designs Pvt Ltd as Structural Consultant
 - M/s Engineering Creation Public Health as MEP Consultant
 - M/s WTP Cost Advisory India Pvt Ltd as Quantity Surveyor *
- We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil,



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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 M/s WTP Cost Advisory India Pvt Ltd as 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.178291475 for Rehab construction (Total of Table A1 and B1) and Rs.900200000 for Sale construction (Total of Table A2 and B2). 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 Slum Rehabilitation Authority, Mumbai being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs.279065 for Rehab construction (Total of Table A1 and B1) and Rs.92543531 for Sale construction (Total of Table A2 and B2). 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 Slum Rehabilitation Authority, Mumbai (planning Authority) is estimated at Rs.178012410 for Rehab construction (Total of Table A1 and B1) and Rs.807656469 for Sale construction (Total of Table A2 and B2).
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 A1, A2 and B1, B2 below:

TABLE A1

Rehab Building /Wing

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 28/07/2017 date of Registration is	Rs. 173179283
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 279065
3	Work done in Percentage (as Percentage of the estimated cost)	0.16 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 172900218

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5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	-NA-
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TABLE A2

Building /Wing bearing Number 1 or called Vive

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 28/07/2017 date of Registration is	Rs. 879978449
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 92543531
3	Work done in Percentage (as Percentage of the estimated cost)	10.52%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 787434918.5
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	-NA-

TABLE B1

Rehab Building /Wing

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 28/07/2017 date of Registration is	Rs. 5112192.
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 0.0
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 5112192
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	-NA-

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TABLE B2

Building /Wing bearing Number 1 or called Vive

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 28/07/2017 date of Registration is	Rs. 20221550
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 0.0
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 20221550
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	-NA-

Yours Faithfully



Navroz Bharucha

*** 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.