

AIJAZ ABOOBAKER CHHAPRA

A-103 NIRMAL COTTAGE CHS LTD, YARI ROAD VERSOVA, ANDHERI (W) - 400 061
TEL NO – 09930807202 – Email: chhapraaijaz1803@yahoo.co.in

FORM-2
[see Regulation 3]

ENGINEER'S CERTIFICATE

Date: 23rd March, 2019

To
M/s Mayfair Housing,
1, Mayfair Meridian,
Near St. Blaise Church,
Ceaser Road,
Andheri (W),
Mumbai – 400 058.

Subject: Certificate of Cost Incurred for Development of Mayfair Towers for Construction of Building of the aforesaid Project [MahaRERA: to be applied] situated on the plot bearing Survey Nos.143/2(pt.), 143/5(pt.), 139/3(pt.), 141(pt.) corresponding to old CTS. No.15(pt.), 14(pt.), 3/32(pt.) and now bearing new CTS No.2A/4C of Village Ghatkopar, Taluka Kurla demarcated by its boundaries (latitude and longitude of the end points):

Point A: 19°6' 21.81"N, 72°55' 2.17"E;

Point B: 19°6' 20.86"N, 72°55' 4.91"E;

Point C: 19°6' 19.32"N, 72°55' 4.17"E;

Point D: 19°6' 20.18"N, 72°55' 1.99"E;

Point E: 19°6' 20.86"N, 72°55' 2.76"E;

Point F: 19°6' 21.24"N, 72°55' 2.08"E;

CTS No.2A/4B of Village Ghatkopar to the North,

CTS No.2A/4D of Village Ghatkopar to the South,

CTS No.2A/4A of Village Ghatkopar to the East,

CTS No.2H of Village Ghatkopar to the West

admeasuring 3653.30 sq. mts. area being developed by Mayfair Housing

Sir,

I, Aijaz A. Chhapra have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Mayfair Towers Building situated on the plot bearing Survey Nos.143/2(pt.), 143/5(pt.), 139/3(pt.), 141(pt.) corresponding to old CTS. No.15(pt.), 14(pt.), 3/32(pt.) and now bearing new CTS No.2A/4C of Village Ghatkopar, Taluka Kurla admeasuring 3653.30 sq. mts. area being developed by M/s Mayfair Housing.

Aijaz A. Chhapra

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1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) Shri Sonali Bagwadkar as an Architect;
 - (ii) Shri Kaushik Ghate as Liaison Architect;
 - (iii) Shri Lelwin Rodrigues as Design Architect ;
 - (iv) Shri Aijaz Chhapara as Project Engineer;
 - (v) Shri Dinesh Mehta as Licensed Supervising Engineer;
 - (vi) M/s. S. S. Patne and Associates as Structural Consultant;
 - (vii) MEP Consultant – Shri Sarfaraz Shaikh as MEP consultant ;
 - (viii) Site Supervisor – Not Applicable
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 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 us, 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 of the aforesaid project under reference as Rs. 1,72,30,88,055/- (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 from MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 48,29,805 (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 of the subject project to obtain Occupation Certificate / Completion Certificate from MCGM (planning Authority) is estimated at Rs. 1,71,82,58,250 (Total of Table A and B).

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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:

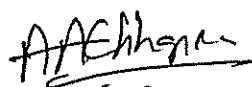
TABLE A

Building – Mayfair Towers		
Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 28th February 2019	Rs. 1,00,75,73,680
2	Cost incurred as on 28th February 2019 (based on the Estimated cost)	Rs. 39,96,928
3	Work done in Percentage (as Percentage of the estimated cost)	0.39 %
4	Balance Cost to be Incurred (based on the Estimated cost)	Rs.1,00,35,76,752
5	Cost Incurred on Additional /Extra Items as on 28th February 2019 not included in the Estimated Cost (Annexure A)	Rs.Nil

TABLE B

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on as on 28th February 2019	Rs. 71,55,14,375
2	Cost incurred as on 28th February 2019 (based on the Estimated cost)	Rs. 8,32,877
3	Work done in Percentage (as Percentage of the estimated cost)	0.12 %
4	Balance Cost to be Incurred (based on the Estimated cost)	Rs.71,46,81,498
5	Cost Incurred on Additional /Extra Items as on 28th February 2019 not included in the Estimated Cost (Annexure A)	Rs. Nil

Yours Faithfully



Signature of Engineer
(B.E. Civil)

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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 parts of the original Estimate of Total Cost)

NIL

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