



CONSTRUCTIVE

Vivek Sawant
Licence Surveyer

India

LICENCE SURVEYER (Reg. No. S/675/LS)
Off.: 26/402, Kannamwar Nagar 1,
Vikhroli (E), Mumbai - 400 083.
Tel.: 2577 9941 / 2579 0598
Mob.: 75063 57993 | 93226 59022
Email: constructiveindia@gmail.com

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: 14/11/2019

To,
MAHARERA
Maharashtra

Subject: Certificate of Cost incurred for Development of " **Mittal Cove** " (MahaRERA Registration Number applied for) situated on the plot situate, lying and being at **CTS No. 165A & 165B**, Village Owale, Taluka and District Thane demarcated by its boundaries Towards East – **CTS No. 166**, Towards West – **CTS No. 145C**, Towards North – **DP Road**, Towards South – **CTS No. 167 & 168** and having latitude and longitude of the end points of the project as : North – West Latitude **19.130717"** Longitude – **72.838739"**, North – East **19.130694"**, Longitude – **72.839199"**, South – East Latitude **19.130459"**, - Longitude – **72.83.9200"**, South – West Latitude **19.130320"**, Longitude – **72.838845"** of village **Ambivali**, Taluka and District **Andheri**, PIN **400058** admeasuring total plot area of **1605.8** Sq. Mtr. out of which area of land to be developed as Phase of the Real Estate Project is **1581.05** Sq. Mtrs. area being developed by '**M/s. VGM PRJECTS LLP**'.

Ref: **MahaRERA Registration No. Applied for**

Sir,

I Mr. Vivek Dattaram Sawant have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project proposed to be registered under MahaRERA, being " **Mittal Cove**" for construction of Building No. (as per municipal sanction, ') of the Project situated on the plot bearing Survey No. **CTS 165A & 165B** situate, lying and being at Village, **Ambivali**, Taluka and District **Andheri** Pin **400058** demarcated by its boundaries Towards East – **CTS No. 166**, Towards West – **CTS No. 145C**, Towards North – **DP Road**, Towards South – **CTS No. 167 & 168** and having latitude and longitude of the end points of the project as : North – West Latitude **19.130717"** Longitude - **72.838739**, North – East **19.130694"**, Longitude – **72.839199"**, South – East Latitude **19.130459"**, Longitude - **72.83.9200"**, South – West Latitude **19.130320**, Longitude – **72.838856"** of village **Ambivali**, Taluka and District **Andheri**, PIN **400058** admeasuring total plot area of **1605.8** Sq. Mtr. out of which area of land to be developed as Phase of the Real Estate Project is **1581.05** Sq. Mtrs. area being developed by " '**M/s. VGM PROJECTS LLP**'.



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1. Following technical professionals are appointed by Owner/Promoter:

Irani Architects	-	Architect
J T Vatnani	-	Architect
Shah & Shah	-	Structural Engineer
Vivek Sawant	-	Engineer Consultant
Sirsawala Associates	-	C.A.
Shubharambh Consultants	-	Contractor

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 calculation are based on the Drawing/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 me, and the assumption of the cost 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 No (as per municipal sanction,") of the aforesaid project under reference as Rs. **13 Crores**. 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 Brihan Mumbai Municipal corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. **0**. 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 Brihan Mumbai Municipal corporation, planning Authority is estimated at Rs. **13 Crores** (Total of Table A and B)
6. I certify that the cost of Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is given in Table A and B below:



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TABLE A

Building Number: 1

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

Sr. No.	Particulars	Amounts in Rs.
1	Total Estimated cost of the building/wing as on 14/11/2019 date of Registration.	13,00,00,000.00
2	Cost incurred as on 14/11/2019 (based on the Estimated cost)	0
3	Work done in Percentage (as percentage of the estimated cost)	0
4	Balance cost to be Incurred (based on estimated cost)	13,00,00,000.00
5	Cost incurred on Additional /Extra Item as on 14/11/2019 not included in the Estimated Cost (Annexure A)	NA

Table B

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

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 14/11/2019	13,00,00,000.00
2	Cost incurred as on 14/11/2019 (based on the Estimated cost)	0
3	Work done in Percentage (as percentage of the estimated cost)	0
4	Balance cost to be Incurred (Based on Estimated Cost)	13,00,00,000.00
5	Cost incurred on Additional /Extra Item as on 14/11/2019 not included in the Estimated Cost (Annexure A)	NA

Yours Faithfully



Signature of Engineer
(Licence No. S/675/LS)



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ANNEXURE A

List of Extra/Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

SR. No.	Particulars	Amount in Rs.
	On site expenditure for Development of entire project excluding cost of construction as per Table A & B above, i.e. Salaries, Consultant's Fees, site Overheads, Development Works, cost of services (including Water, Electricity, Sewerage, drainage, Layout Roads etc. cost of Machineries including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	N.A.
	Acquisition cost of land or Development Rights, Lease Premium, Lease rent, interest cost incurred or payable on land cost and legal cost ASR	N.A.
	Principal sum and interest payable to financial institutions, schedule banks, non banking financial institutions (NBFC) or money lenders on construction funding or money borrowed for construction.	0

*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.

