

ANAND YADAV

(B.Tech.Civil)

Shastrinagar, Near Buddha Bihar Mandir, Opp .B.K.No.-734,

Punjabi Colony, Ulhasnagar -421 003

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)

To

Date - 07.07.2021

M/s Home well Realty LLP (Promoter),
Agarwal Golden Chambers, 5th floor,
Plot no.A/13, Behind Balaji Telefilms,
Off new link road, Andheri west,
Mumbai – 400 053.

Subject: Certificate of Cost Incurred for Development of AGARWAL FLORESTA "MAPLE" for Construction of Sale Building no.1 (A WING) of the ____ - ____ Phase (Rera Registration no.-Yet to be registered) situated on the Plot bearing CTS No. 1B/7, 1/B/7/1 to 4 & 8, 8/1 to 8, 9A, 9A/1 to 12, 1/B / 10/ B of village Dindoshi, Panch Bavadi, Goregaon (E), and CTS No.581/A/18pt, 581/A/18/1 to 9, 581/A/19pt, 581A/19/1 to 23 Village Malad (E) Panch Bavadi, Goregaon (E), Mumbai – 400063. demarcated by its boundaries Latitude-19°10'38.15579"N Longitude-72°51'24.48277"E AMSL 43.448 M to the North-west, Latitude-19°10'37.30405"N Longitude-72°51'26.59709"E AMSL 39.078 to the North-East, Latitude-19°10'34.60605"N Longitude-72°51'26.45547"E AMSL 29.078 to the South-East, Latitude-19°10'34.42508"N Longitude-72°51'24.79998"E AMSL 32.056 to the South-West, division of village Dindoshi and Malad (east) ,Taluka - Borivali, District – MSD, Mumbai - 400 063 admeasuring 13438.40 sq.mts. area being developed by M/s. Homewell Realty LLP (Promoter) and M/s. Shree Swami Samarth developers ("Co-Promoter").

Ref: MahaRERA Registration Number - Yet to be registered.

Sir,

I Anand Yadav have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being land admeasuring 400.87 sq. mtrs. for the Project – AGARWAL FLORESTA "MAPLE" (Sale Wing A) whereas land admeasuring 13438.40 sq.mts. is for the entire plot area forming part of the larger land bearing CTS Nos. 1B/7,1B/7/1 to 4 and 8,8/1 to8 and

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9A,9A/1 to 12 (Slum Plot) and CTS no.1/B/10/B (non slum plot) of village - Dindoshi and CTS nos. 581/A/18(pt), 581/A/18/1-9, 581/A/19pt) and 581/A/19/1-23 of Village – Malad (east), taluka borivali Mumbai-400063 being developed by **M/s. Homewell Realty LLP (Promoter)** and **M/s. Shree Swami Samarth developers (“Co-Promoter”)**.

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

- (i) **M/s. DOT Architects** as L.S./ Architect
- (ii) **M/s. Gokani consultant and Engineers LLP** as Structural Consultant
- (iii) **M/s. Urja Building Services consultants Pvt. Ltd.** as a MEP Consultant
- (iv) **Mr. Anand Yadav** as a Quantity Surveyor.

2. I/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 me 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. I/We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs 45 crore** (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 **Slum Rehabilitation Authority** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs 45 crore** (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 Slum Rehabilitation Authority is estimated at **Rs 45 crore** (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 :

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TABLE A

Building /Wing called **AGARWAL FLORESTA "MAPLE"** (Sale wing A)

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

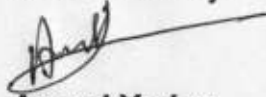
Sr.No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 01/07/2021 date of Registration is	Rs. 43.40 crore
2	Cost incurred as on 01/07/2021 (based on the Estimated cost)	Rs. <u>Nil</u> /-
3	Work done in Percentage (as Percentage of the estimated cost)	<u>Nil</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 45 crore
5	Cost Incurred on Additional /Extra Items as on 29/06/2021 not included in the Estimated Cost (Annexure A)	Rs. <u>Nil</u> /-

TABLE B

(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 01/07/2021 date of Registration is	Rs. 1.60 Crore
2	Cost incurred as on 01/07/2021 (based on the Estimated cost)	Rs. <u>Nil</u> /-
3	Work done in Percentage (as Percentage of the estimated cost)	<u>Nil</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>Nil</u> /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. <u>Nil</u> /-

Yours Faithfully



Anand Yadav

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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 part of the original Estimate of Total Cost)