

Dwijen J. Bhatt

B.E.(Civil), D.C.M, M.M.M.

2/40, Juhu Gulmohar C.H.S., Gulmohar Road, Juhu Scheme, Mumbai 400 049.

Tel.: 26719771, E-mail : dwijenbhatt@gmail.com

FORM-2

ENGINEER'S CERTIFICATE

Date: 15th February, 2022

To

M/s. Platinumcorp Developers LLP,

901, Peninsula Heights,

C.D. Barfiwala Marg, Juhu Lane,

Andheri West, Mumbai – 400058.

Subject: Certificate of Cost Incurred for Development of Project **"Platinum 53 West"** having **"MahaRERA Registration Number - P51800031057"** being developed by Platinumcorp Developers LLP.

Dear Sir,

1. I, Dwijen J Bhatt have undertaken assignment of certifying Estimated Cost for **"Platinum 53 West"** having **"MahaRERA Registration Number - P51800031057"** being developed by Platinumcorp Developers LLP.
2. I have estimated the cost of Civil, MEP and Allied works required for completion of the apartments and proportionate completion of Internal & external works of the project as per specification mentioned in the agreement of sale. My estimated cost calculation are based on the drawings / plans made available to me for the project under reference by the Developer / Consultants. The Schedule of items and quantity required for the entire work as calculated by Mr. Dinesh Arde 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 me to ascertain / confirm the above analysis given to us.
3. I estimate, Total Estimated Cost of completion of the aforesaid project under reference at Rs. 47,00,00,000/- (Total of Table A and B) at the time of Registration. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works as per specification mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the Building(s) / Wing(s) / Layout / Plotted Development from the MHADA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

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4. The Cost Incurred till 31/12/2021 is calculated at Rs. 1,78,03,605/- (Total of Table A and B). The amount of Cost Incurred is calculated on the basis of inputs materials / services used and unit cost of these items.
5. The Balance cost of Completion of the Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specification mentioned in the agreement of sale of the project is estimated at Rs 45,21,96,395 /- (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specification mentioned in the agreement of sale of the aforesaid Project as completed on 31/12/2021 is as given in Table A and B below:

TABLE A
Building - Platinum 53 West

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Building / Wing / Layout / Plotted Development as on date of Registration is	Rs. 47,00,00,000/-
2	Cost incurred as on 31/12/2021	Rs. 1,78,03,605/-
3	Work done in Percentage (as Percentage of the Estimated Cost)	3.79%
4	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 45,21,96,395/-
5	Cost Incurred on Additional / Extra Items as on 31/12/2021 not included in the Estimated Cost (Table C).	Rs. Nil

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TABLE B**Internal & External Development Works in respect of the Registered Phase**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities as on date of Registration is	NIL
2	Cost incurred as on 31/12/2021	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	-
4	Balance Cost to be Incurred** (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table - C)	NIL

Yours Faithfully

Agreed & Accepted by:

Dwijen J Bhatt

(Licence No.STR B -51)

Name : **Gurminder Singh Seera**Date: 15th February, 2022**Note :**

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specification mentioned in the agreement of sale.
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. (**) Balance cost to be incurred (4) may vary from Difference between Total Estimated Cost (1) and Actual Cost Incurred (2) due to deviation in quantity required / escalation of cost etc. 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.
4. Please specify if there are any deviations / qualifications. Example: Any deviation in input material from specification in agreement of sale.

Table C

List of Extra / Additional / Deleted items considered in Cost
(Which were not part of the original Estimate of Total Cost)

Sr. No	List of Extra / Additional / Deleted items	Amount (In Rs.)
1	None	

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