

WASIM SHAIKH

702, Marathon Max, Mulund – Goregaon Link Road, Mulund (W), Mumbai-400080.

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: 31/12/2022

To,

Chetan Ramniklal Shah – Kailash Bungalow, Devidayal Road, Mulund (W), Mumbai: 400080.

Sonal Mayur Shah – Kailash Bungalow, Devidayal Road, Mulund (W), Mumbai: 400080..

Subject: Certificate of Cost Incurred for Development of **Sunset Gardens (By Marathon)** Residential building situated on the Plot bearing **S.No.1032 A** of village - Mulund, Off Devidayal Road, Mulund (W), Mumbai- 400080 measuring **500.1 sqm** area being developed by **United Enterprises**.

Ref: Maha RERA Registration Number P51800047418.

Sir,

I, **Wasim Shaikh** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being Residential Building of **Sunset Gardens (By Marathon)** Residential building situated on the Plot bearing **S.No.1032 A** of village - Mulund, Off Devidayal Road, Mulund (W), Mumbai- 400080 measuring **500.1 sqm** area being developed by **United Enterprises**.

Following technical professionals are appointed by Owner / Promoter:-

- i. **Mr. Santoshkumar Dubey** as Architect
- ii. **Shah and Shah** as Structural Consultant
- iii. **M/s. Vishwa Engineering Services and M/s. Sunil Services** as MEP Consultant
- iv. **Mr. Kishor Raorane** as Site Superviso

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 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 **Mr. Wasim Shaikh** quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and

other inputs made by the 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.29,97,08,729/-** 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 **T.M.C.** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till **31/12/2022** is calculated at **Rs.8,28,233/-** (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 T.M.C. is estimated at **Rs.29,88,80,496/-** (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 :

TABLE A

Building /Wing bearing Number_____ or called **Sunset Gardens (By Marathon)**
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 27/10/2022 date of Registration is	Rs. 17,72,05,954
2.	Cost incurred as on 31/12/2022 (based on the Estimated cost)	Rs.6,01,286
3.	Work done in Percentage (as Percentage of the estimated cost)	0.34%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 17,66,04,668
5.	Cost Incurred on Additional /Extra Items as on 31/12/2022 not included in the Estimated Cost (Annexure A)	Rs. _____ Nil _____/-

TABLE B

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

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 27/10/2022 date of Registration is	Rs.12,25,02,775
2.	Cost incurred as on 31/12/2022 (based on the Estimated cost)	Rs.2,26,947
3.	Work done in Percentage (as Percentage of the estimated cost)	0.19%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.12,22,75,828
5.	Cost Incurred on Additional /Extra Items as on 31/12/2022 not included in the Estimated Cost (Annexure A)	Rs. ____ Nil ____ /-

Yours Faithfully,
Signature of Engineer



(License No.....)

*** Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from 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 an amendment of the cost incurred/to be incurred.
5. All components of work with specifications are indicative and not exhaustive.