

NILESH G. SAMANT

Office C-1805 , One BKC, Bandra Kurla Complex, Bandra East, Mumbai, Maharashtra 400051

Annexure – B

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,

WMI Real Estate Developers LLP,
10, Ashford Centre, Shankar Rao Naram Path,
Opp. Peninsula Corporate Park,
Lower Parel Mumbai
Maharashtra 400013.

Subject :- Certificate of Cost Incurred for Development of '**Ashford Regal – Phase II – Wing B Project**' having MahaRERA Registration Number **P51800047384** at C.T.S. no 358/11 Village Bhandup, Taluka Mulund and situated at CEAT Tyre road , Nahur (W) Mumbai, being developed by **WMI Real Estate Developers LLP ("Project")**

Sir,

1. I, **Nilesh G Samant.** have undertaken assignment of certifying Estimated Cost for the Project.
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 specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings plans made available to us for the project under reference by the WMI Real Estate Developers LLP ("**Developer**"). The Schedule of items and quantity required for the entire work as calculated by Quantity Surveyor* appointed by the Developer, the assumption of the cost of material labour and other inputs made by the Developer and the site inspection carried out by us to ascertain / confirm the above analysis given to us.

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3. I estimated **total cost of ₹ 80,37,52,378/-** (Total of Table A and B) at the time of registration. The estimated total cost of project is with reference to the Civil, MFP and Allied works required for completion of the apartments and Proportionated completion of internal & external works, as per specifications mentioned in agreement of sale and for purpose of obtaining occupation certificate / completion certificate for the Project from the **Municipal Corporation of Greater Mumbai** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated cost incurred till date is calculated at **₹ 85,32,938/-** (Total of Table A and B). The amount of estimated cost Incurred is calculated on the basis of input materials / services and units cost of these items.
5. The balance cost of completion of the Civil, MEP and allied works for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the project is estimated at **₹ 79,52,19,440/-** (Total of Table A and B)
6. I certify that the cost of the Civil, MEP and allied work for the units and proportionate internal & external works, as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below: -

TABLE A

For Wing a Plotted Development bearing Number C.T.S. No. 358/11 at village Bhandup or the Project

(To be prepared separately for the Project)

Sr No.	Particulars	Amount (In Rs.)
1	Total Estimated cost of the Project as on date of Registration is	80,37,52,378/-
2	Cost incurred as on date of certificate	85,32,938/-
3	Work done in Percentage (as Percentage of the estimated cost)	1.061
4	Balance Cost to be Incurred**(Based on Estimated Cost)	79,52,19,440/-

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TABLE B

Internal & external Development Works in respect of the 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 date of Registration is	
2	Cost incurred as on date of certificate	
3	Work done in Percentage (as Percentage of the estimated cost)	
4	Balance Cost to be Incurred** (Based on Estimated Cost)	
5	Cost Incurred on Additional / Extra Items not included in	
	the Estimated Cost (Table – C)	

Yours faithfully,
Mr. Nilesh G Samant.

N. Samant
31/12/22

Agreed and accepted by:

For WMI Real Estate Developers LLP

Mr. Pravin G Nabar.
Authorized Signatory

Date:

Note :

1. The scope of work is to complete the Project as per drawings approved from time to time and as per specification mentioned in a agreement of sale

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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 estimate cost, any deviation in quantity required for development of the Project will result in amendment of the cost incurred / to be incurred.
4. All components of work with specifications are indicative and not exhaustive.
5. Please specify if there are any deviations / qualifications. Example: Any deviations in input materials used from specifications in agreement of sale.

TABLE C

List of Extra / Additional / Deleted Items considered in cost

(which were not part of the original Estimated of Total cost)

Sr No.	List of Extra / Additional / Deleted Items	Amount (In Rs.)
1.		
2.		