



Consulting Civil & Structural Engineers

9005,9th Floor, OZONE Biz Centre, Next to Maharashtra College, Mumbai-400008
Contact No.: (+91) 9867194381/9869207493 ● Email: zzconsultants@rediffmail.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: 20th November 2022

To
The M/s Naqi Developers Pvt. Ltd
2,Ground Floor,Plot-6B,Hussain Colony,
Dargah Street,Mahim,Mumbai-400016

Subject:

Certificate of Cost Incurred for Development of Makhdoom Heights for Construction of building 1 situated on the Plot bearing C.S. No. 1364 of Mahim Division, Situated at Custom Road, Mahim (W), G/North ward, Mumbai. Demarcated by its boundaries (latitude and longitude of the end points) C.S. No. 1362 and 1360 to the North, C.S. No. 1366 to the South, C.S. NO. 1363 and 11353 to the East, Custom Road and C.S. NO. 1365 to the West of District Mumbai Pin No. 400016 admeasuring 872.91 sq.mts. plot area being developed by M/s Naqi Developers Pvt. Ltd.

Sir,

1. I, Khan Ziaur rehman Hifzur Rehman have undertaken assignment as Structural Engineer of certifying estimated cost of Construction Work of the Building for Project situated on the plot bearing C.S No.1364 Mahim Situated at Custom Road, Mahim (W), G/North ward, Mumbai. admeasuring 872.91 Sq. Mtrs. Area being developed by M/s Naqi Developers Pvt. Ltd.
2. I 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 references by the entire work as calculated by us as quantity Surveyor* appointed by Developer/ Engineer, and the assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by us.
3. I estimate Total Estimated cost of completion of the building(S) of the aforesaid project under reference as Rs. 18,34,22,623 /- (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



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certificate for the building(s) from the Municipal Corporation of Greater Mumbai being the Planning Authority underwhose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 3,78,30,267/- (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 Municipal Corporation of Greater Mumbai (Planning Authority) is estimated at Rs. 14,55,92,356 /- (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

Sr.No.	Particulars	Amounts
1.	Total Estimated cost of the Building / wing as On 25.11.2022 date of Registration is	Rs. 18,34,22,623/-
2.	Cost incurred as on 25.11.2022 (based on the Estimated Cost)	Rs. 3,79,26,767/-
3.	Work done in percentage (as percentage of the estimated cost)	20.68%
4.	Balance Cost to be Incurred (Based on estimated Cost)	Rs. 14,55,92,356/-
5.	Cost Incurred on additional / Extra items As on 25.11.2022 not included in The estimated Cost (annexure A)	NIL



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TABLE B

SR. No.	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development works including amenities and Facilities in the Layout as on 25.11.2022 date of Registration is	Not Applicable. (Already covered in Table-A)
2.	Cost incurred as on 25.11.2022 (based on the Estimated Cost)	NIL
3.	Work done in Percentage (as Percentage of the estimated cost)	NIL
4.	Balance Cost to be Incurred (based on Estimated cost)	NIL
5.	Cost Incurred on additional / Extra Items As on 25.11.2022 not included in The Estimated Cost (annexure A)	NIL

Yours faithfully

Khan Ziaurrehman Hifzur Rehman
BMC Regn No. STR/K/211.

Agreed and Accepted by

Signature of Promoter

Name:

Date:



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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 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 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.
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 material 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 Estimate of Total Cost)

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