



Associated Structural Engineers LLP

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LLPIN	AAY-5439

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)

ASC/2195/L085/10/2022

Date: 17/10/2022

To,

M/s. CONARCH LIFESPACES LLP,
India Fitness Connect Pvt. Ltd.,
A-602, Cello Triumph, IB Patel Marg,
Goregaon (E), Mumbai-400063.

Sub: Certificate of cost Incurred for Development of “**M/s. NUTAN NISHIGANDHA C.H.S. LTD**” For Construction Work (Maha RERA Registration No.) situated on Proposed building on plot bearing C.T.S. No. 875, 875/1 to 4, F.P. No. 55, T.P.S. No. V of Village Vile Parle (E) at Sant Janabai Cross Road, Vile Parle (E), Mumbai – 400057., demarcated by its boundaries, its boundaries (latitude and longitude of the end points) **Shri Prasad Deorukhkar Partner** to the North, to the South, Ramesh Apartment, the East **Vile Parle East** to the West of Division village Vile Parle (E), Taluka-Mumbai, District-Mumbai, Pin – **400063** admeasuring 1118.80 sq. mts. Area, being developed by **M/s. NUTAN NISHIGANDHA C.H.S. LTD**”

Ref: MahaRERA Rgistration Number

Sir,

I **Mr. Vikas V. Gokhale Partner of Associated Structural Engineers LLP** have undertaken assignment as Engineer Cost for the subject Real Estate project proposed to be registered under MahaRERA, being single building project “**M/s. NUTAN NISHIGANDHA C.H.S. LTD**” situated on land bearing Proposed building on plot bearing C.T.S. No. 875, 875/1 to 4, F.P. No. 55, T.P.S. No. V of Village Vile Parle (E) at Sant Janabai Cross Road, Vile Parle (E), Mumbai - 400057 of Division, village **Vile Parle Este** Taluka – **Mumbai** District-Mumbai, Pin – **400057** admeasuring sq. mts. Area, being developed by **M/s. M/s. NUTAN NISHIGANDHA C.H.S. LTD**



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607, Opal Square, Opp. Railadevi Lake, S.G. Barve Rd., Wagle Estate, Thane (W), Pincode - 400604



Following technical professionals are appointed by Owner / Promoter :—

- (i) M/s A N J Engineering Consultants LLP as Architect:
- (ii) M/s Associated Structural Engineers LLP as Structural Consultant
- (iii) MEP Consultant-Not appointment.
- (iv) Site Surveyor-Not Appointment.

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 **In House Staff of developer** 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. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 16, 00, 00,000/-** (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 **MUNICIPAL CORPORATION 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 Rs. **NIL** (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 CORPORATION OF GREATER MUMBAI** is estimated at Rs. **Rs. 16,00,00,000/-** (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 M/s. NUTAN NISHIGANDHA C.H.S. LTD (to be prepared separately for each Building / Wing of the Real Estate Project)

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 17/10/2022 is (Cost of parking tower included)	Rs.15,50,00,000/-
2	Cost incurred as on 17/10/2022 (based on the Estimated cost)	Rs. NIL/--
3	Work done in Percentage (as percentage of the estimated cost)	00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. NIL
5	Cost Incurred on Additional /Extra Items as on 17/10/2022 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 (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal & External Development Works including amenities and facilities in the layout as on 17/10/2022 date of Registration is	50,00,000/-
2	Cost incurred as on 17/10/2022 (based on the Estimated cost)	NIL
3	Work done in Percentage (as percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional /Extra Items as 17/10/2022 not included in the Estimated Cost (Annexure A)	NIL





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Yours Faithfully,

Mr. Vikas V. Gokhale.
Registration No. STR/G/42.

Agreed and Accepted by:

Signature of Promoter

Name:

Date:

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 a 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 estimate 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 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.		00
2.		00



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