

FORM-2

ENGINEER'S CERTIFICATE

Date: 10.01.2023

To

Laxmiben Ravji & Heena Ramesh

Prem Bhavan, 1st Floor,

234-236, Narshi Natha Street,

Mumbai- 4000 09.

Subject: Certificate of Incurred for Development of "Champak Building" Redevelopment of building on C.S.No. 1788, "G/N" Ward no. 4657(9), situated at Plot No. 78, Keluskar Road, Shivaji Park, Mumbai- 400028 known as "Champak Building".under DCR 33(7) read with DCR 33(12)(B) Admeasuring 485.79 sq.mtr. area being developed by Laxmiben Ravji & Heena Ramesh.

Sir

We Brixwell Engineering have undertaken assignment as Project Management Consultant of certifying percentage of Completion of Construction work of the "Champak Building" Redevelopment of property C.S. No. 1788 / F. P. No. 78, TPS- IV of Mahim Divn , Shivaji Park Estate Scheme bearing ward no. G/N- 4657 (9), situated at Keluskar Road, Shivaji Park, Dadar (W), Mumbai- 400 028 under DCR 33(7) read with DCR 33(12)(B) Admeasuring 485.79 sq.mtr. area being developed by Laxmiben Ravji & Heena Ramesh.

Following technical professionals are appointed by owner / Promoter:-

- (i) Smt. **Jasleen Changnani of M/s B.N. Shah & Associates** as L.S. /Architect.
 - (ii) Mr. Achyut Watve of M/s JW Consultants LLP as Structural Consultant.
 - (iii) Mr. Mandar Padmakar Bhilkar of Urja Building Consultants Pvt.Ltd. as MEP Consultant.
 - (iv) Mr. Harish Desai as Site Supervisor.
 - (v) Smt. Jasleen Changnani **of M/s B.N. Shah & Associates** as Working Architect Drawing.
1. We have estimated the cost of the completion to obtain Occupancy 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. Vishal Raghwani of M/s. Brixwell Engineering** as 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.

2. We estimate Total Estimated cost of completion of the building(s) of the aforesaid project under reference as **Rs. 18,21,04,871/- (Rupees Eighteen Crore Twenty One Lakh Four Thousand Eight Hundred Seventy One Only) (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 Municipal Corporation of Greater Mumbai being the planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated cost incurred till date is calculated at **Rs. 6,37,36,704/- (Rs. Six Crores Thirty Seven Lakhs Thirty Six Thousand Seven Hundred & Four only)**. The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.
4. The balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupancy Certificate / Completion Certificate from Municipal Corporation of Greater Mumbai planning authority is estimated at **Rs. 11,83,68,167/- (Rupees Eleven Crores Eighty Three Lakhs Sixty Eight Thousand One hundred & Sixty Seven Only) (Total of Table A and B)**.
5. I certify that the cost of civil, MEP and allied work for the aforesaid project as completed as on 31.12.2022 is as given in Table A and B below:

TABLE –A

Sr. No	Particular	Amounts
1.	Total Estimated cost of the building as on 31.03.2022.	Rs. 17,71,04,871/-
2.	Cost incurred as on 31.12.2022.	Rs. 6,32,36,704/-
3.	Work done in percentage (as percentage of the estimated cost)	35.706%

4.	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 11,38,68,167/-
5.	Cost Incurred on Additional /Extra items as on not included in the Estimated Cost (Annexure A)	Nil

TABLE – B

Sr. No	Particular	Amounts
1.	Total Estimated cost of the internal and External Development works including amenities and Facilities in the layout as on	Rs. 50,00,000/-
2.	Cost incurred as on date	Rs. 5,00,000/-
3.	Work done in Percentage	10%
4.	Balance Cost to be Incurred	Rs 45,00,000/-
5.	Cost Incurred on Additional /Extra items As on not included in the Estimated Cost (Annexure A)	N. A.

Yours Faithfully,



Vishal Raghwani
B. E – Civil (Mr. Vishal Raghwani)
(EN – 05474)

Agreed and Accepted by:

Signature Of Promoter

Name :

Date:

Office No.1, Ambika Bhuvan,
 Chandan Baug Road, Mulund (W),
 Mumbai – 400080.

Contact No: - 93226 80566
 Email: - brixwellengineering@gmail.com

***Note:**

1. The Scope of Work is to complete entire Real Estate Project as per drawings approved 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. (**) 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 specification s are indicative and not exhaustive.
6. Please specify if there are any deviations / qualifications. Example: Any deviations in input material used 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.)