

Annexure – B
FORM-2
[See Regulation 3]

ENGINEER'S CERTIFICATE

Date: 25/11/2022

To

M/s. Rockline Properties & Developers Pvt. Ltd.
G-1, A-wing, Beach Apartment, Dr. A. B. Nair Road,
Near Novotel Hotel, Juhu, Vileparle (W), Mumbai 400049.

Subject: Certificate of Cost Incurred for Development of Pankheshah baba SRA CHS LTD. Building No 2, Wing A, Rehab Building Having Maha RERA Registration Number being developed by M/s. Rockline Properties & Developers Pvt. Ltd.

Sir,

We M/s SSSCONS Consulting Structural Engineers have undertaken assignment of certifying Estimated Cost for Pankheshah baba SRA CHS LTD. Building No 2, Wing A, Rehab Building having Maha RERA Registration Number being developed by M/s. Rockline Properties & Developers Pvt. Ltd.

1. We M/s SSSCONS Consulting Structural Engineers have undertaken assignment of certifying Estimated Cost for Pankheshah baba SRA CHS LTD. Building No 2, Wing A, Rehab Building having Maha RERA Registration being developed by M/s. Rockline Properties and Developers Pvt. Ltd.
2. We have estimated the cost of Rehab building including sit development and infrastructure. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Developer / Consultants. The Schedule of items and quantity required for the entire work as calculated by "**M/s SSSCONS Consulting Structural Engineers**" Quantity Surveyor appointed by Developer/Engineer, the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us to ascertain / confirm the above analysis given to us.
3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at Rs 34,12,50,000/- (Total of Table A and B) at the time of Registration. The estimated Total Cost of rehab building is including sit development and infrastructure and for the purpose of obtaining occupation certificate/ completion certificate for the Building(s) / Wing(s) / Layout / Plotted Development from the being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. /- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials /services used and unit cost of these items.



5. The Balance Cost of Completion of rehab building is including sit development and infrastructure of the Project is estimated at Rs 34,12,50,000/- (Total of Table A and B).
6. I certify that the Cost of rehab building is including sit development and infrastructure of 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	Amount In Rs.)
1.	Total Estimated Cost of the Building/Wing/ Layout Plotted as on date of Registration is	Rs. 20,47,50,000/-
2.	Cost incurred as on date of certificate	Rs. /-
3.	Work done in Percentage (as Percentage of the estimated cost)	%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 20,47,50,000/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table -C)	Rs. 0/-

TABLE B

Internal & External Development Works in Respect of the entire Registered Phase

Sr. No.	Particulars	Amount 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	Rs. 13,65,000/-
2.	Cost incurred as on date of certificate	0/-
3.	Work done in Percentage (as Percentage of the estimated cost)	0 %
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 13,65,000/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table -C)	Rs. 0/-

Yours Faithfully

M/s SCONS Consulting Structural Engineers

Mr. Rajkumar K. Bhonde
BMC Reg. No.: STR/ B / 75

For SCONS

BHONDE R. K.
IC No. STR/B/75

For ROCKLINE PROPERTIES AND DEVELOPERS PVT. LTD.

Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per sit development and infrastructure.
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.
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 including sit development and infrastructure.

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.	NA	
2.	NA	

