

FORM-2

ENGINEER'S CERTIFICATE

Date: 31.10.2019

To,
M/s. Subham Commercial Enterprises Pvt. Ltd.,
Off. No. 231-233, Big Splash,
Plot No. 78/79, Sector-17,
Vashi, Navi Mumbai-400703

Subject : Certificate of Cost Incurred for Development of Rajkamal Pride for Construction of 1 No. of Building of the Project bearing C. S. No. 1/1486 of Byculla Division, situated on Sofiya Zuber Road, Nagpada demarcated by its boundaries (latitude and longitude of the end points) C. S. No. 1485 to the North, 6.0 M wide Municipal Road to the South, 6.0 M wide Municipal Road to the East, C. S No. 1486 to the West, of Division Konkan, District Mumbai City, Taluka Ward-E, Village E-400008, Mumbai (M Corp.), PIN 400 008 admeasuring 977.01 sq. mts. area being developed by M/s. Subham Commercial Enterprises Pvt. Ltd.

Sir,

I, Shri. Bharat V. Dave have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 No. of Building of the Project known as Rajkamal Pride on plot bearing C. S. No. 1/1486 of Byculla Division, situated on Sofiya Zuber Road, Nagpada of Division Konkan, District Mumbai City, Taluka Ward-E, Village E-400008, Mumbai (M Corp.), PIN 400008 admeasuring 977.01 sq. mts. area being developed by M/s. Subham Commercial Enterprises Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter:-

- (i) Smt. Kalyani P. Patil of Mhatre & Associates as Architect
- (ii) Shri. H. M. Raje of H. M. Raje Structural Consultants as Structural Consultant
- (iii) Shri. Vikas Joshi of Vikas Joshi Consultants as MEP Consultant
- (iv) Shri. Bharat V. Dave as Project Engineer / Chartered Engineer



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 **Bharat V. Dave**, Project Engineer appointed by Developer, 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. 21,08,90,400/- (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 MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 7,32,96,419/- (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 MCGM (planning Authority) is estimated at Rs. 13,75,93,981/- (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

1 No. of Building of the Project - Rajkamal Pride

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31/10/2019 is	Rs. 20,03,45,880/-
2	Cost incurred as on 31/10/2019 (based on the Estimated cost)	Rs. 7,32,96,419/-
3	Work done in Percentage (as Percentage of estimated cost)	36.58 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 12,70,49,461 /-
5	Cost Incurred on Additional /Extra Items as on 31/10/2019 not included in the Estimated Cost (Annexure A)	N.A.

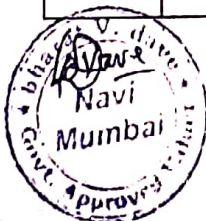
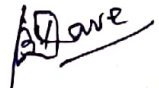


TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31/10/2019 is	Rs. 1,05,44,520 /-
2	Cost incurred as on 31/10/2019 (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)	Rs. 1,05,44,520 /-
5	Cost Incurred on Additional /Extra Items as on 31/10/2019 not included in the Estimated Cost (Annexure A)	N.A.

Yours faithfully,


bharat v. dave
B.E. (Civil), P.I.E., F.I.V.
Engineers & Govt. Approved Valuers

Valuers Registration No. F-9047
BMC PL Licence No. 1273
BMC Bldg. Proposal (City) Class-I D-271/SS-1
Chartered Engineer (India) M-1198887

