

Y.R. PAWAR

301, Saraswati, Boisar, Tal- Palghar, District- Palghar.

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FORM - 2

ENGINEER CERTIFICATE

(Certificate 02 for Quarterly update till September 2022)

To

M/S. MAGNUM LANDCON LLP,

12, 4th Floor, Cutch Castle Building,

523, S.V.P. Road,

1st Parsiwada, Opera House, Girgaon,

Mumbai 400004.

04.10.2022

Subject: Certificate for Cost Incurred for Construction of 1 (One) No. of Buildings with 0 (zero) Wings on property bearing C. S. No. 232 of Girgaum Division, Building Nos. 74-A, 74-B, 74-C, 35-55, 70-82, 84-94 & 39-A and situated at Bandu Gokhale Path and Mugbhat Street, Girgaum, Mumbai - 400004. admeasuring 3119.31 Sq. Mts. area, being developed by **M/s. Magnum Landcon LLP.**

Sir,

I Mr. **Y.R. Pawar** have undertaken assignment as Structural Engineer, for certifying the Percentage of Completion of Construction Work of 2 Buildings with 0 Wings of the entire Project "**232 Dhuleva**" situated at Bandu Gokhale Path and Mugbhat Street, Girgaum, Mumbai - 400004 Building Nos. 74-A, 74-B, 74-C, 35-55, 70-82, 84-94 & 39-A. admeasuring 3119.31 Sq. Mts. area, being developed by M/s. Magnum Landcon LLP.

1. Following technical professionals are appointed by Promoter:-

- (i) Shri Gurunath Divate as Licensed Survey / Architect,
- (ii) Shri. Vatsal Gokani of M/s. Gokani Consultant and Engineers LLP as Structural Consultant,
- (iii) M/s. Urja Building Services Consultants Pvt. Ltd. as MEP Consultant,
- (iv) Shri Apurva Lalitkumar Shah as Site Supervisor,

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 reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Mr. Y.R. Pawar 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. I estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 108,21,63,500/- (Rupees One Hundred Eight Crore Twenty One Lakh Sixty Three Thousand Five Hundred Only) (Total of Table A). 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 NIL (Total of Table A). 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) is estimated at Rs. 108,21,63,500/- (Rupees One Hundred Eight Crore Twenty One Lakh Sixty Three Thousand Five Hundred Only) (Total of Table A).
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:

TABLE A

Both Building

Sr. No	Particulars	Amounts for Building (Rs.)
1	Total Estimated cost of the building/ wing as on 19.08.2022	108,21,63,500/-
2	Cost incurred as on 30.09.2022 (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)	108,21,63,500/-
5	Cost Incurred on Additional / Extra Items as on 30.09.2022 not included in the Estimated Cost (Annexure A)	NIL



Signature of Engineer

Name: Mr. Y.G. Pawar

Lic No.: P/573/SS I

Place: MUMBAI