

AKSHAY LAXMAN KAMBLE

BUILDING E -04, FLAT NO 1001, PLOT NO – MEGH MALHAR CHS LTD, SECTOR – 10,
GHANSOLI, NAVI MUMBAI – 400701

Civil Engineer, BE Civil

FORM-2

See Regulation 31
ENGINEER'S CERTIFICATE

Date: 01.09.23

To
M/s ShubhGruha AOP
701 Rajyog CHSL, SakharamKeer Road,
Shivaji Park, Mahim, Mumbai 400016.

Subject: Certificate of Cost Incurred for Development of Serene Bay
having MahaRERA Registration P51900047047 being developed
by M/s Shubh Gruha AOP.

Sir.

I **Mr. Akshay Laxman Kamble**, have undertaken assignment of certifying
Estimated Cost for Serene Bay having MahaRERA Registration
P51900047047 being developed by M/s Shubh Gruha AOP.

2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal& external works of the project as per specifications mentioned in agreement of sale. 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 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.19,54,08,000/- (Total of Table A and B) at the time of Registration. The estimated Total Cost of project is with referenceto the Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal& external works, as per specifications mentioned in agreement of sale and for

AKSHAY LAXMAN KAMBLE

**BUILDING E -04, FLAT NO 1001, PLOT NO - MEGH MALHAR CHS LTD, SECTOR - 10,
GHANSOLI, NAVI MUMBAI - 400701**

Civil Engineer, BE Civil

- the purpose of obtaining occupation certificate / completion certificate for the Building(s) / Wing(s) Layout/being Plotted Development from the MCGM Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs.1,11,24,617 /- (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 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. 18,42,83,383 /- (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 called Serene Bay

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31/12/2022 date of Registration is	Rs. 16,60,96,800/-
2	Cost incurred as on 31/12/2022 (based on the Estimated cost)	Rs.1,11,24,617 /-
3	Work done in Percentage (as Percentage of the estimated cost)	6.70%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.15,49,72,183/-
5	Cost Incurred on Additional /Extra Items as on 31/12/2022 not included in the Estimated Cost (Annexure A)	NIL

TABLE B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31/12/2022 date of	Rs. 2,93,11,200/-

AKSHAY LAXMAN KAMBLE

BUILDING E -04, FLAT NO 1001, PLOT NO - MEGH MALHAR CHS LTD, SECTOR - 10,
GHANSOLI, NAVI MUMBAI - 400701

Civil Engineer, BE Civil

	Registration is	
2	Cost incurred as on 31/12/2022 (based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,93,11,200/-
5	Cost Incurred on Additional /Extra Items as on 31/12/2022 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully



Mr. Akshay Laxman Kamble

Agreed and Accepted by:

Signature of Promoter

Name:

***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. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. 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.

AKSHAY LAXMAN KAMBLE

**BUILDING E -04, FLAT NO 1001, PLOT NO - MEGH MALHAR CHS LTD, SECTOR - 10,
GHANSOLI, NAVI MUMBAI - 400701**

Civil Engineer, BE Civil

5. All components of work with specifications are indicative and not exhaustive.
6. Please specify if there are any divisions/qualifications Example. Any deviation in input material used from specifications in agreement of sale.

Table C

List of Extra / Additional Items executed with Cost
(Which were not part of the original Estimate of Total Cost)

Sr.no.	List of Extra / Additional Items executed with Cost	Amount (In Rs.)