

FORM – 2

[See Regulation 3]

ENGINEER'S CERTIFICATE

(TO be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account – Project Wise)

Date : 29-09-2022

To,
M/S. ADI REALTORS,
16A/16B, 2nd Floor,
Raghuvanshi Mansion,
Raghuvanshi Mills, Lower Parel, Mumbai – 400013.

Sub :- Certificate of cost incurred for development of building on the plot bearing C.S. No.205(pt) of Lower Parel Division, building No. 180B,182A,182B & 182-C, Situated at N.M. Joshi Marg, Lower Parel Mumbai, and C.S.No. 1/205 of Lower Parel Division, Building No. 184A, situated at N.M. Joshi Marg, Lower Parel, Mumbai- 400 013.

Ref :- MAHARERA Registration No.

Sir,

I/We computer Help, Have undertaken assignment of certifying estimated cost for the subject Real Estate project proposed to be register under MAHA RERA, being _____ building on the Plot bearing C.S. No.205(pt) of Lower Parel Division, building No. 180B,182A,182B & 182-C, Situated at N.M. Joshi Marg, Lower Parel Mumbai, and C.S.No. 1/205 of Lower Parel Division, Building No. 184A, situated at N.M. Joshi Marg, Lower Parel, Mumbai- 400 013, demarcated by its boundaries Property of Golwala to the East, Delisle Road to the West , Property of Haji Ismail Sohani and now of Bhalchandra & Co. to the North, by the Western Railway to the South ,of Lower Parel Division situated at N.M. Joshi Marg, Lower Parel, Mumbai- 400 013., admeasuring 1612.04 sq.mts. sq.mts. Area being developed by M/S. Adi Realtors.

1. Following technical professionals are appointed M/S. Adi Realtors, Promoter :-

- (i) Mr. Kaushal Chouhan as an Architect;
- (ii) Shri. Shantilal H. Jain M/s. Struct Bombay Consultants as a Structural Consultant;
- (iii) ELECTRO-MECH CONSULTANTS PVT LTD as MEP consultant

2. We have estimated the cost of completion to obtain Occupational Certificate completion Certificate of the Civil, MEP and allied works, of the building of the project. Our estimated cost calculation are based on Drawing/Pans 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 me quantity surveyor appointed by developer/engineer and the assumption of the cost of material, labour and other inputs made by developers, and the site inspection carried by us.
3. We have estimated the Cost of completion of the building (s) of the aforesaid project under reference as Rs 35,37,80,219.00 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. 85,219 (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. 35,36,95,000 (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 /Wing bearing Number _____ or called _____

(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr.No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on ____ date of Registration is	<u>Rs.32,39,80,219</u>
2	Cost incurred as on 29-09-2022 (based on the Estimated cost)	Rs. 85,219
3	Work done in Percentage (as Percentage of the estimated cost)	0.03 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 32,38,95,000

5	Cost Incurred on Additional/Extra items as on 29-09-2022 not included in the Estimated Cost (Annexure A)	0
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TABLE B

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

Sr.No. (1)	Particulars (2)	Amounts (3)
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.2,98,00,000/-
2	Cost incurred as on 29-09-2022 (based on the Estimated Cost)	Rs.0
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs.2,98,00,000/-
5	Cost Incurred on Additional/ Extra Items as on 29-09-2022 not included in the Estimated cost (Annexure A).	0

Yours Faithfully



Signature of Engineer

(License No. STR/B/21)

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.
5. All components of work with specifications are indicative and not exhaustive.

Annexure A

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