

ABHIJEET ASHOK LONDHE

B.E. Civil, PGDBM, AMIE, Chartered Engineer (India), MIAENG
Reg. Gov. Contractor (PWD), Licensed Site Supervisor-I (MCGM), Licensed Plumber (MCGM)

FORM 2 [see Regulation 3]

ENGINEER'S CERTIFICATE

Date: 23th January, 2023

To,
M/s. Balaji Realty Developers ("Promoter"),
173/174, S. V. Road,
Kandivali (West), Mumbai-400 067

Subject: Certificate of Cost Incurred for Development of "Sejal Aquarius" ("Project"), project with MahaRERA Registration No. P51900047328, being developed by M/s Balaji Realty Developers ("Promoter").

Sir,

I, Abhijeet Londhe, have undertaken an assignment of certifying Estimated Cost for "Sejal Aquarius" ("Project") being developed by M/s Balaji Realty Developers ("Promoter").

1. I have estimated the cost of the 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 for sale. My estimated cost calculations are based on the drawings/plans made available to me for the project under reference by the Developer / Consultants and the Schedule of items and quantity required for the entire work, as calculated by Mr. Karan Kapasi Quantity Surveyor* appointed by Developer/Engineer, the assumption of the cost of material, labour and other inputs made by the developer and the site inspection carried out by me (to ascertain / confirm the above analysis given to me).
2. I have estimated the Total Cost of completion of the aforesaid project under reference, Sejal Aquarius, at **Rs. 58,00,00,000/- (incl. Goods and Service Tax and other Contingencies)** (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works, as per the specifications mentioned in agreement for sale and for the purpose of obtaining occupation certificate / completion certificate for the Building from the Municipal Corporation of Greater Mumbai being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.



3. The Estimated Cost Incurred till date is calculated at Rs. **2,66,47,608/-** (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.
4. The Balance cost of Completion of the Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external works, as per the specifications mentioned in agreement for sale, of the Project is estimated at Rs. **55,33,52,392/-** (Total of Table A and B).
5. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate completion of internal & external works, as per the specifications mentioned in agreement for sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

Table A
Building Number 01 or called "Sejal Aquarius"

Sn.	Particulars	Saleable (Rs.)	Rehab (Rs.)
1	Total Estimated cost of the building as on the date	Rs. 24,79,50,000/-	Rs. 30,30,50,000/-
2	Cost incurred as on date of this certificate	Rs. 1,19,91,424/-	Rs. 1,46,56,184/-
3	Work done in Percentage (as Percentage of estimated cost)	4.84%	
4	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 23,59,58,576/-	Rs. 28,83,93,816/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	NIL	NIL

Table B

Sn.	Particulars	Saleable (Rs.)	Rehab (Rs.)
1	Total Estimated cost of the Internal and External Development Works including common area finishing, building services, soft & hard landscaping, amenities & facilities indicated in the layout as on date of Registration is	1,30,50,000/-	1,59,50,000/-
2	Cost incurred as on date of certificate	NIL	NIL
3	Work done in Percentage (as Percentage of estimated cost)	0.00%	
4	Balance Cost to be Incurred** (Based on Estimated Cost)	1,30,50,000/-	1,59,50,000/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	NIL	NIL

Yours Faithfully,



Signature and Stamp

ABHIJEET LONDHE

B. E. (Civil), PGDBM, AMIE, C. Eng. (India)

Registration No.: - AM-1630574



Agreed and Accepted by:

For M/s Balaji Realty Developers ("Promoter")

Authorized Signatory

DHIRRAJ SHAVJIBHAI GADA

Date: 23th January, 2023

Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time as per specifications mentioned in agreement for sale.
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 the 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. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
5. All components of work with specifications are indicative and not exhaustive.
6. Please specify if there are any deviations / qualifications. Example: Any deviation in input material used from specifications in agreement of sale. – N.A.

Table C

List of Extra / Additional / Deleted Items considered in Cost
(Which were not part of the original Estimate of Total Cost)

Sn.	List of Extra/ Additional/ Deleted Items	Amount (in Rs.)
1	----- N.A. -----	N.A.


