

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: 13-09-2022

To,
**Mr. Nitin Shantilal Gada &
Mrs. Nalini Nitin Gada (Owners)**
F.P. No.153 TPS III,
3rd Floor, Bhanu Kunj,
T.H. Kataria Marg, Matunga (West),
Mumbai – 400 016.

Subject : Certificate of Cost Incurred for Development of “153 Skye” Project, Situated at
having MahaRERA Registration Number _____ (Only Applicable after project
Registration) being developed by Mr. Nitin Shantilal Gada & Mrs. Nalini Nitin Gada.

Sir,

I Bhavesh Karsan Diwani have undertaken assignment of certifying Estimated Cost for the
subject Real Estate Project having MahaRERA Registration Number _____
(Only Applicable after project Registration) being developed by Mr. Nitin Shantilal Gada &
Mrs. Nalini Nitin Gada.

2. We have estimated the cost of Civil, MEP and Allied works, of the required for
completion of the apartments and proportionate completion of internal & externa
works of the project as per specification mentioned in agreement of sale. Our
estimated cost calculation are based on the Drawing/plans made available to us for the
project under reference by the Developer and Consultants. The Schedule of items and
quantity required for the entire work as calculated by _____ 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 aforesaid project under reference
at Rs. 8,50,00,000/-. The estimated Total Cost of project is with reference to the Civil,
MEP and allied works required for completion of the apartments and proportionate

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completion of internal & external works, as per specification mentioned in agreement of sale and for the purpose of obtaining occupation certificate/completion certificate for the building(s)/Wing(s) / Layout / Plotted Development 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.1,07,06,260/-. 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 for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the project is estimated at Rs.7,42,93,740/- (Total of Table A and B).
6. I certify that the cost of Civil, MEP and allied work for the apartments and proportionate internal & external works, as per specification mentioned in agreement of sale, of the aforesaid Project as completed on the date of this certificate is given in Table A and B below:

TABLE A

Building : (as per municipal sanction, ') of "153 Skye" Project

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

Sr. No.	Particulars	Amounts in Rs.
1	Total Estimated cost of the building/wing/Layout / Plotted Development as on date of Registration	8,50,00,000=00
2	Cost incurred as on 31.07.2022	1,07,06,260=00
3	Work done in Percentage (as percentage of the estimated cost)	0%
4	Balance cost to be Incurred (based on estimated cost)	7,42,93,740=00
5	Cost incurred on Additional /Extra items not included in the Estimated Cost (Table C)	

Table B

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

Sr. No.	Particulars	Amounts in Rs.
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the Layout as on date	-

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	of Registration is	
2	Cost incurred as on date of Certificate	-
3	Work done in Percentage (as percentage of the estimated cost)	-
4	Balance cost to be Incurred (Based on Estimated Cost)	-
5	Cost incurred on Additional /Extra Item not included in the Estimated Cost (Table C)	-

Yours Faithfully



(Licence No: Sup/Grade II: 840013798)

Agreed and accepted by

Signature of Promoter*

Date : 13/09/2022



*Note

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time and as per specification mentioned in agreement of 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

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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 deviation in quantity required /escalation of cost etc. As this is an estimated cost, any deviation in quantity require for development of the Real Estate Project will result in amendment of the cost incurred/ to be incurred.
4. All components of work with specifications are indicative and not exhaustive.
5. Please specify if there are any deviations/qualifications. Example: Any deviations 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/Deleted Items	Amount (In Rs.)
1.	-	-
2.	-	-