

FORM-2 [See Regulation 3]
ENGINEER CERTIFICATE

Date: 31.12.2023

To
The M/S.HI-ROCK CONSTRUCTION PVT. LTD.,
101, Prathmesh Apartment,
Old College 86th Road,
Dadar (W), Mumbai – 400028.

Subject: Certificate of Cost Incurred for Redevelopment of Purandare Sadan for Construction Work of building (Bldg.) of the Project (Maha RERA Registration Number: **P51900052854**) situated on the Plot bearing C.S No.103/74 demarcated by its boundaries (latitude and longitude of the end points) **Gordhandas Mansion** to the North **Ruby Mansion** to the South **Tayyabji Terrace** to the East **Dr. Babasaheb Ambedkar Road** to the West of Division Parel-Sewree Purandare Sadan, Dr. Babasaheb Ambedkar Road, Parel, PIN-400012 admeasuring 576.09sq.mts. area being Redeveloped by M/S.HI-ROCK CONSTRUCTION PVT. LTD.

Sir,

I Uday Gorakh Ravan as site engineer have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project registered under MahaRERA bearing No **P51900052854**, Building 01 Wing A situated on the plot bearing C. S. No. 103/74 of Division Parel-Sewree, Purandare Sadan, Dr. Babasaheb Ambedkar Road, Parel, Pin-400012., admeasuring 576.09sq.mts. area being Redeveloped by M/S.HI-ROCK CONSTRUCTION PVT. LTD.

1. Following technical professionals are appointed by M/S.HI-ROCK CONSTRUCTION PVT. LTD.

- (i) M/s. BNSA & Associates as Architect; Milind Changani.
- (ii) Shri SHANTILAL JAIN as Structural Consultant;
- (iii) Shri VIKAS JOSHI as MEP Consultant;
- (iv) Shri UDAY G. RAVAN as Site Supervisor/Engineer.

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 BNSA & Associates quantity Surveyor appointed by Developer/Engineer, 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 Considered the estimated total cost of completion of the building(s) of the aforesaid project under reference of Rs.38,00,00,000/- (Total of Table A and B) as mentioned at inception of registration under RERA Act. 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 31.03.2023 is calculated at NIL (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. 38,00,00,000/- (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 C.S.NO. 103/74 or called Purandare Sadan
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particular	Amounts
1	Total Estimated cost of the building/wing as on 15/08/2023	Rs. 38,00,00,000/-
2	Cost incurred as on 15/08/2023 (based on the Estimated cost	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	----- %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 38,00,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL

TABLE B

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

Sr. No	Particular	Amounts
	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	NIL
	Cost incurred as on _____ (based on the Estimated cost)	NIL
	Work done in Percentage (as Percentage of the estimated cost)	NIL
	Balance Cost to be Incurred(Based on Estimated Cost)	NIL
	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

Uday
Gorakh
Ravan

Engineer
Uday Gorakh Ravan
(Sup/Grade-II:840001725)

For HI-ROCK CONSTRUCTION PVT. LTD.

Heeralal Osmi

DIRECTOR

* 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).

Chawl No. 22/23 Kamgar Nagar No.1 Room No. 2 New Prabhadevi Road,
Prabhadevi ,Mumbai. 400025 Mobile No – 9594710148 ,
Email -udayravan93@gmail.com
