

QUASCO CONSULTING INDIA PRIVATE LIMITED

Office No. 204 to 206, Sai Arcade, B wing, Second Floor, Opp. Panvel Bus Depot, Panvel 410206, Maharashtra, India

ENGINEER'S CERTIFICATE (FORM - 2)

Date: 31/03/2023

To
Vakratunda Buildcon Private Limited
Regd. Office: SP Centre,
41/44 Minoo Desai Marg,
Colaba, Mumbai - 400005

Subject: Certificate of Cost incurred for Development of BKC 28 project for Construction of 1 No. building(s)/ 2 wings of the Phase (Maha-RERA Registration Number P51800028474) being developed by Vakratunda Buildcon Pvt.Ltd

Sir,

1. We Quasco Consulting India Private Limited have undertaken assignment of certifying estimated cost for "BKC 28" Project having Maha-RERA Registration no. P51800028474 being developed by M/s Vakratunda Buildcon Pvt Ltd.
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 calculated by Mr.Jayesh Doshi as Quantity Surveyor* appointed by developer / Engineer, the assumption of the cost of material, labor 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. 64,40,00,171/- (Sixty-Four Crores Forty Lakhs One hundred and Seventy-One Rupees Only) (Total of Table A and B) at the time of Registration. 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 specifications 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 MHADA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

Registered office:

104, Shubham Height, Plot No. 15, Sector-21, Kamothe Navi Mumbai - 410209, Maharashtra, India

Tel: 022- 2745 4455 Mob: 9594555531/ 9594555547 Email: projects@quasco.in www.quasco.in

CIN: U74999MH2019PTC331338

UAM NO (MSME): MH27D0046320

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4. The Estimated Cost Incurred till date is calculated at Rs. 20,41,09,360/- (Rupees Twenty Crores Forty-One Lakhs Nine Thousand Three Hundred & Sixty Only) (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 for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in the agreement of sale, of the Project is estimated at Rs.43,98,90,821/- (Rupees Forty-Three Crores Ninety-Eight Lakhs Ninety Thousand Eight Hundred & Twenty-One only) (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal & external works as per specifications mentioned in agreement of 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 Called BKC 28

Sr	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 3 rd March 2021 date of Registration is	Rs. 46,05,59,059 /-
2	Cost incurred as on 31-03-2023 (based on the Estimated cost)	Rs. 6,18,30,865/-
3	Work done in Percentage (as Percentage of the estimated cost)	13.33 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 39,91,78,194/-
5	Cost Incurred on Additional /Extra Items as on.....not included in the Estimated Cost (Table C)	NA

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TABLE B

Internal & External Development Works in respect to the registered Phase

Sr	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 3 rd March 2021 date of registration is	Rs. 18,34,41,122 /-
2	Cost incurred as on 31-03-2023 (based on the Estimated cost)	Rs. 14,27,28,495
3	Work done in Percentage (as Percentage of the estimated cost)	77.81 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,07,12,627/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Table C)	NA

Yours Faithfully


Manoj M. Gurav

Agreed and accepted by

Signature of Promoter

Name: Vakratunda Buildcon Private Limited

Date: 31/03/2023

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Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications 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 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 and 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. All components of work with specifications are indicative and not exhaustive
5. Please specify if there are any deviation / qualifications. Example: Any deviation in input material used from specifications in agreement of sale.

Table C

List of Extra / Additional / Deleted Items considered in 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		

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