

AIJAZ ABOOBAKER CHHAPRA

A-103 NIRMAN COTTAGE CHS LTD, YARI ROAD VERSOVA, ANDHERI (W) - 400 061

TEL NO – 09930807202 – Email: chhapraaijaz1803@yahoo.co.in

Annexure – B

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: 15th April, 2022

To,
M/s MAYFAIR HOUSING PRIVATE LIMITED,
1, Mayfair Meridian, Near St. Blaise Church,
Ceaser Road, Andheri (West), Mumbai – 400 058.

Subject: Certificate of Cost Incurred for Development of “MAYFAIR GNYANADEEP” having MahaRERA Registration Number to be applied for begin developed by M/s Mayfair Housing Private Limited.

Sir,

1. I, Mr. Aijaz Aboobaker Chhapra have undertaken assignment of certifying Estimated Cost for Project “Mayfair Gnyanadeep”, Gnyanadeep Co-operative Housing Society Limited, a society registered under the provisions of Maharashtra Co-operative Societies Act, 1960 under No. BOM/HSG/820 of 1964 situated on Freehold land admeasuring 1,497.50 sq. mtr., bearing Plot J/3, Manekji Gazdar Scheme of Santacruz forming part of Survey No. 410 and 411 of Danda, bearing CTS No. 624/5 situated at 17th Road, Santacruz (West), Mumbai – 400 054 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, having MahaRERA Registration Number to be applied for being developed by M/s Mayfair Housing Private Limited.

2. I 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. My estimated cost calculations are based on the drawings plans made available to me for the project under reference by the Developer. The Schedule of items and quantity required for the entire work as calculated by me, the assumption of the cost of material, labour and other inputs made by developer. And the site inspection carried out by me to ascertain / confirm the above analysis given to me.

3. I have estimate the Total Estimated Cost of completion of the aforesaid project under reference at Rs.38,90,85,686/- (Rupees Thirty Eight Crore Ninety Lakhs Eighty Five Thousand Six Hundred and Eighty Six 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 Development from the MCGM being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

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4. The Estimated cost incurred till date is calculated at Rs.52,56,418/- (Rupees Fifty Two Lakhs Fifty Six Thousand Four Hundred and Eighteen 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 agreement of sale, of the project is estimated at Rs.38,38,29,268/- (Rupees Thirty Eight Crore Thirty Eight Lakhs Twenty Nine Thousand Two Hundred and Sixty Eight 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 NAME: MAYFAIR GNYANADEEP

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Building Plotted Development as on 23rd March, 2022	Rs.33,30,34,416/-
2.	Cost incurred as on as on 23rd March, 2022 (based on the estimated Cost)	Rs.46,73,364/-
3.	Work done in Percentage as on 23rd March, 2022 (as Percentage of the estimated cost)	1.40%
4.	Balance Cost to be Incurred as on 23rd March, 2022 (Based on Estimated Cost)	Rs.32,83,61,052/-
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table-C) as on 23rd March, 2022	Nil

TABLE B

Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on as on 23rd March, 2022	Rs.5,60,51,270/-
2.	Cost incurred as on 23rd March, 2022 (based on the estimated Cost)	Rs.5,83,054/-
3.	Work done in Percentage as on 23rd March, 2022 (as Percentage of the estimated cost)	1.04%
4.	Balance Cost to be Incurred as on 23rd March, 2022 (Based on Estimated Cost)	Rs.5,54,68,216/-
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table-C) as on 23rd March, 2022	Nil

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AIJAZ ABOOBAKER CHHAPRA

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TEL NO – 09930807202 – Email: chhapraaijaz1803@yahoo.co.in

Yours Faithfully,



Aijaz Aboobaker Chhapra
(B.E. Civil)

Agreed and Accepted by:
M/s MAYFAIR HOUSING PRIVATE LIMITED



Nayan Arvind Shah
Managing Director
Date: 15th April, 2022

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 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 an estimated cost. Any deviation in quantity required for development 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/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.)
Nil		

