

SANJEEV BASAVANTAPPA TIGADI

1, Mayfair Meridian, Near St. Blaise Church, Ceaser Road, Andheri (West), Mumbai – 400 058
Contact: +91-9769964401 Email: sanjeev.tigadi@mayfairhousing.com

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)

To,

M/s RAJ LAXMI DEVELOPERS,

Old Survey No.235-B, New Corresponding Survey No.104/17,

Of Village Balkum, Kolshet Road, next to Bayer India,

Taluka & District Thane, Thane (West) – 400 607.

Subject: Certificate of Cost Incurred for Development of "MAYFAIR HELIOS" having MahaRERA Registration Number P51700001555 begin developed by M/s Raj Laxmi Developers.

Sir,

1. I, Mr. Sanjeev Basavantappa Tigadi have undertaken assignment of certifying Estimated Cost for Project "Mayfair Helios" situated at Old Survey No.235-B, New Corresponding Survey No.104/17 of Village Balkum, Kolshet Road, next to Bayer India, Taluka & District Thane, Thane (West) – 400 607, having MahaRERA Registration Number P51700001555 being developed by M/s Raj Laxmi Developers.

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 estimated the Total Estimated Cost of completion of the aforesaid project under reference at Rs.1,34,72,00,000/- (Rupees One Hundred Thirty Four Crore Seventy Two Lakhs 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 Thane Municipal Corporation (TMC) being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated cost incurred till date is calculated at Rs.13,92,44,881/- (Rupees Thirteen Crore Ninety Two Lakhs Forty Four Thousand Eight Hundred and Eighty One 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.1,20,79,55,119/- (Rupees One Hundred Twenty Crore Seventy Nine Lakhs Fifty Five Thousand One Hundred and Nineteen Only) (Total of Table A and B).

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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 HELIOS"

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Building Plotted Development as on 31st December, 2022	Rs.1,15,20,00,000/-
2.	Cost incurred as on as on 31st December, 2022 (based on the estimated Cost)	Rs.7,25,03,233/-
3.	Work done in Percentage as on 31st December, 2022 (as Percentage of the estimated cost)	6.29%
4.	Balance Cost to be Incurred as on 31st December, 2022 (Based on Estimated Cost)	Rs.1,07,94,96,767/-
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table-C) as on 31st December, 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 31st December, 2022	Rs.19,52,00,000/-
2.	Cost incurred as on 31st December, 2022 (based on the estimated Cost)	Rs.6,67,41,648/-
3.	Work done in Percentage as on 31st December, 2022 (as Percentage of the estimated cost)	34.19%
4.	Balance Cost to be Incurred as on 31st December, 2022 (Based on Estimated Cost)	Rs.12,84,58,352/-
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table-C) as on 31st December, 2022	Nil

Yours Faithfully,



Sanjeev Basavantappa Tigadi
(B.E. Civil)

Agreed and accepted by:
M/s RAJ LAXMI DEVELOPERS



Nayan Arvind Shah
Partner
Date: 31st December, 2022

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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 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		

