

BRIXWELL ENGINEERING

Office No.1, Ground Floor, Ambika Bhuvan, Chandanbaug Road,Mulund (W), Mumbai – 400 080.
Cell No:- 932268 0566 . Email:- brixwellengineering@gmail.com

ENGINEER'S CERTIFICATE

Date:10.08.2023

To
M/s KAAMDHENU BUILDERS.
OFFICE NO.20, 2ND FLOOR,
SHANTI CENTRE, SECTOR -17,
VASHI, NAVI MUMBAI – 400703.

Subject: Certificate of Cost Incurred for Development of Building 'KAAMDHENU CELESTIA' being developed by KAAMDHENU BUILDERS

Sir,

I **VISHAL RAGHWANI** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project Building 'KAAMDHENU CELESTIA' being developed by KAAMDHENU BUILDERS

1. We 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 **Mr. VISHAL RAGHWANI** appointed by Developer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
2. We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as **Rs. 14,70,00,000/- (Rupees Fourteen Crores Seventy Lakhs Only) (Total of Table A and B)**. 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 Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost Incurred till date is calculated at **Rs. 6,00,00,000/- Six Crores Only. (Total of Table A and B)**. The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
4. The Balance cost of Completion of the Civil, MEP and Allied works of the building of the subject project to obtain Occupation Certificate / Completion Certificate from (planning Authority) is estimated at **Rs. 8,70,00,000/- (Rupees Eight Crores Seventy Lakhs Only) (Total of Table A and B)**.
5. 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.

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Building called 'KAAMDHENU CELESTIA'

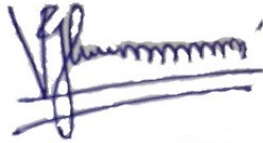
Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 10.08.2023 date of Registration is	Rs.13,73,00,000/-
2	Cost incurred as on 10.08.2023 (based on the Estimated cost)	Rs.5,90,39,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	43%
4	Balance Cost to be Incurred ** (Based on Estimated Cost)	Rs.7,82,61,000/-
5	Cost Incurred on Additional /Extra Items as on 10.08.2023 not included in the Estimated Cost (Table – C)	Details as per Table C

TABLE B

Internal & External Development Works in Respect of the Registered Phase

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal & External Development Works including amenities and Facilities in the layout as on 10.08.2023 date of Registration is	Rs.97,00,000/-
2	Cost incurred as on 10.08.2023 (based on the Estimated cost)	9,61,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	9.907%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.87,39,000/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A)	Details as per Table C

Yours Faithfully,



Vishal Raghwani
B. E – Civil (Mr. Vishal Raghwani)
(EN – 05474)

Agreed and Accepted by:

Signature Of Promoter

Name :

Date:

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***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. (**) 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 Real Estate project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specification s are indicative and not exhaustive.
6. Please specify if there are any deviations / qualifications. Example: Any deviations in input material used from specification 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	Rate Escalation of material cement, steel & finishing material	1,50,00,000/-