



FORM-2

See Regulation 31

ENGINEER'S CERTIFICATE

**ADVENT CONSULTANTS**

A-002, Bijal CHSL, ESIS Road, Near Nitin Signal,  
Panchpakhadi, Thane (W) - 400 604.

Tel. : 7304501576

E-mail : adventconsultants@gmail.com

Ref. No. : NCHS/RERA/2742/01/2023

Date : 29th July 2023

To.

Mr. Yogesh Kishor Mahajan,  
B/406, Sumer Castle, L.B.S Road,  
Castle Mill Naka, Thane (W)-400601

Subject: Certificate of Cost Incurred for Development of Nandigram having MahaRERA Registration P51700049363 being developed by Dr.Yogesh Kishor Mahajan.

Sir.

I Anand Mankavale have undertaken assignment of certifying Estimated Cost for Nandigram having MahaRERA Registration Number P51700049363 being developed by Mr. Yogesh Kishor Mahajan.

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 Quantity Surveyor\* appointed by Developer/Engineer, the assumption of the cost of material, labour 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. 4,15,00,000/- (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/being Plotted Development from the Thane Municipal Corporation Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 1,01,34,033/- (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 of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from Thane Municipal Corporation is estimated at Rs. 3,39,46,208/- (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 Number Building A or called Nandigram

(To be prepared separately for each Building /Wing of the Real Estate Project)

| Sr. No. | Particulars                                                                                         | Amounts           |
|---------|-----------------------------------------------------------------------------------------------------|-------------------|
| 1       | Total Estimated cost of the building/wing as on 29 <sup>th</sup> July 2023, date of Registration is | Rs. 4,15,00,000/- |
| 2       | Cost incurred as on 29 <sup>th</sup> July 2023 (based on the Estimated cost )                       | Rs. 1,01,34,033/- |
| 3       | Work done in Percentage (as Percentage of the estimated cost )                                      | 24.4%             |
| 4       | Balance Cost to be Incurred (Based on Estimated Cost)                                               | Rs. 3,13,65,967/- |
| 5       | Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A) | Rs. _____ /-      |

**TABLE B**

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

| Sr. No | Particulars                                                                                                                                             | Amounts      |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| 1      | Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____date of Registration is | Rs. _____ /- |
| 2      | Cost incurred as on _____(based on the Estimated cost )                                                                                                 | Rs. _____ /- |
| 3      | Work done in Percentage(as Percentage of the estimated cost )                                                                                           | _____ %      |
| 4      | Balance Cost to be Incurred(Based on Estimated Cost)                                                                                                    | Rs. _____/-  |
| 5      | Cost Incurred on Additional /Extra Itemsas on _____not included inthe Estimated Cost (Annexure A)                                                       | Rs. _____ /- |

  




Yours Faithfully  
for Advent Consultants

**Anand Mankavle**  
TMC Regn. No-970 / SE  
MIE No. : M 148107-4



Agreed and Accepted by:

Signature of Promoter

Name: Mr. Yogesh Kishor Mahajan

For Project Nandigram, Kharkar Ali, Thane

**Mr. Yogesh K. Mahajan (Prop.)**  
**Rera. No.:- P51700049363**

**\*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.
6. Please specify if there are any divisions/qualifications Example. Any deviation in input material used from specifications in agreement of sale.

**Table C**

List of Extra / Additional Items executed with Cost

(which were not part of the original Estimate of Total Cost)

| Sr.no. | List of Extra / Additional Items executed with Cost | Amount (In Rs.) |
|--------|-----------------------------------------------------|-----------------|
|        |                                                     |                 |
|        |                                                     |                 |
|        |                                                     |                 |