

FORM-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

Date :20.09.2021

To,

M/s IRA Homes,
Mr. Ketan K Vador,
Survey No 239/4,
Behind Lodha Heritage,
Dombivli (E)
Thane 421201.

Subject : Certificate of cost Incurred or Development of "Ira Insignia" for Construction of Building(s)being **Building No. 1, 2, & 3** (MahaRERA Registration application)situated on the Plot bearing Survey No- 239 H.No.- 4 demarcated by its boundaries (latitude and longitude of the end points) 19°11'31" – 73°05'06.34" to the North, 19°11'30.10" – 73°05'06.51" to the South, 19°11'31.09" – 73°05'08.97" to the East, 19°11'30.93" – 73°05'04.04" to the West, of Division – Kokan, Village – Bhopar, Taluka – Kalyan, District – Thane, Pin – 421201 admeasuring 8703.43 sq.mt. Area being developed by M/s Ira Homes.

Reference :MahaRERA Registration Application

Sir,

I **Milind M. Shinde** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project [proposed to be registered under MahaRERA, being **1,2, & 3 Building(s)"IRA INSIGNIA" Project** situated on the plot bearing Survey No- 239 H.No.- 4, of Division – Kokan, Village – Bhopar, Taluka – Kalyan, District – Thane, Pin – 421201 admeasuring 8703.43 sq.mt. Area being developed by M/s Ira Homes.

1. Following technical professional are appointed by Owner / Promoter :-

- **Shri. Anil R. Nirgude as L.S./Architect;**
- **Shri. Shantilal H Jain as Structural Consultant**

- **Shri. Anup Saveas MEP Consultant**
- **Shri. Milind M Shinde as Quantity Surveyor**

- We have estimated the cost of the completion to obtain Occupation Certificate/Completion, 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 **Milind M Shinde** quantity Surveyor appointed by Developer/Engineer, site inspection carried out by us.
- We estimate Total Estimated Cost of completion of the building(s)-1,2,&3 of the aforesaid project under reference(**Project**)as **Rs.156,41,00,000/- (Rs. One Hundred Fifty Six Crores and Forty One Lakhs Only)** (Total of Table A & 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 **Town Planning (T.P)KDMC** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
- The Estimated Cost Incurred till date is calculated for **Project** as **Rs.NIL/- (Rs.NIL)** at(Total of Table A & B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
- The Balance cost of Completion of the Civil, MEP & Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from **Town Planning (T.P)KDMC** (planning Authority) is estimated at **Rs.156,41,00,000/- (Rs. One Hundred Fifty Six Crores and Forty One Lakhs Only)**at(Total of Table A & B) .
- I certify that the Cost of the Civil, MEPand 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 / Wings bearing Number 1 – Wing A**

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

Sr. No. (1)	Particulars (2)	Amounts (3)
1.	Total Estimated cost of the building /wings as on 20/09/2021 date of Registration is	48,80,30,000/-
2.	Cost incurred as on 20/09/2021 (based on the Estimated cost)	NIL/-
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (based on the Estimated cost)	48,80,30,000/-
5.	Cost Incurred on Additional / Extra As on ---not included in the Estimated Cost (Annexure A)	-

Building / Wings bearing Number 2 - Wing B

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

Sr. No. (1)	Particulars (2)	Amounts (3)
1.	Total Estimated cost of the building /wings as on 20/09/2021 date of Registration is	48,80,30,000/-
2.	Cost incurred as on 20/09/2021 (based on the Estimated cost)	NIL/-
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (based on the Estimated cost)	48,80,30,000/-
5.	Cost Incurred on Additional / Extra As on ---not included in the Estimated Cost (Annexure A)	-

Building / Wings bearing Number 3 – Wing C

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

Sr. No. (1)	Particulars (2)	Amounts (3)
1.	Total Estimated cost of the building /wings as on 20/09/2021 date of Registration is	48,80,30,000/-
2.	Cost incurred as on 20/09/2021 (based on the Estimated cost)	NIL/-
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (based on the Estimated cost)	48,80,30,000/-
5.	Cost Incurred on Additional / Extra As on - —not included in the Estimated Cost (Annexure A)	-

TABLE B

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

Sr. No. (1)	Particulars (2)	Amounts (3)
1.	Total Estimated cost of the Internal & External development Works including amenities & facilities in the layout as on 20/09/2021 date of Registration is	Rs.10,00,00,000/-
2.	Cost incurred as on 20/09/2021 (based on the Estimated cost)	-
3.	Work done in Percentage (as Percentage of the estimated cost)	-
4.	Balance Cost to be Incurred(based on the Estimated cost)	Rs: 10,00,00,000/-
5.	Cost Incurred on Additional / Extra Items as on -----not included in the Estimated (Annexure A)	Rs.NIL

Yours Faithfully,



Milind M Shinde

IEI - AM099706-7

Note :

- The scope of work is to complete entire Real Estate as per drawings approved from time to time so as to obtain Occupation Certificate / Completion Certificate.
- 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 in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked.
- The estimated cost includes all labour, material, equipment & machinery required to carry out entire work.
- 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.
- All components of work with specifications are indicative & not exhaustive.

Annexure A

List of Extra/Additional Items executed with Cost

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