

Jayprakash Halse
CONSULTANT FOR SITE SUPERVISOR
Plot 72-76, Industrial Estate, Mundhwa, Pune 411 036, Pune
License Number :- H / 60 / SS / I
Contact :- 8007779008

ENGINEER'S CERTIFICATE

Redevelopment Project of Magathane Mount Verita CHSL

Project Name – Monte Verita West Tower

Date : 31.12.2022

To
The Director,
M/s B G Shirke Redevelopment and GAS P L
72 -76, Industrial Estate,
Mundhwa, Pune

Subject: Certificate of Percentage of Completion of Construction Work of 1 No. of Buildings /2 Wing(s) of the Project situated on the Plot bearing C.N. No/CTS No. 259 (pt) and 260 (pt) /Survey no. 34 A Chawl No 59 to 62, Magathane Mount Verita CHSL, Magathan demarcated by its boundaries (latitude 19.223942768008275, longitude 72.86882593753987 of the end points) having East Side Boundary of Plot occupied by Internal Road and adjacent residential society. South Side Boundary Plot occupied by Internal DP Road. West Side Boundary Plot occupied by residential Area. North Side – DP RG. Division Borivali village Magathane taluka Borivali District Mumbai PIN 400066 admeasuring 2604.18 sq.mts. area being developed by M/s B G Shirke Redevelopment and GAS P L,

Dear Sir,

I/ We Shri. Jaiprakash Ramrao Halse have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 (ONE) Building(s) / with 2 (TWO) Wing(s) situated on the plot bearing C.N. No/CTS No. 259 (pt) and 260 (pt) /Survey no. 34 A Chawl No 59 to 62 of Division Borivali, village Magathane taluka Borivali District Mumbai PIN 400066 admeasuring 2604.18 sq.mts. area being developed by M/s B G Shirke redevelopment and GAS Pvt. Ltd.

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1. Following technical professionals are appointed by Owner / Promoter :-
(i) M/s Deeksha City Scape, Arch. Hemant Kankaraiya, as L.S. / Architect ;
(ii) M/s Satish Dhupelia as Structural Consultant
(iii) Smt Shraddha Bagade as MEP Consultant
(iv) Shri Mohan Raikar of B G Shirke Construction Technology P L as Quantity Surveyor *
2. 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 Mohan Raikar quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as 14074.74 Lacs (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 MHADA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at 3563.19 Lacs (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
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 (planning Authority) is estimated at Rs. 10511.55 Lacs (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:

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TABLE A

One Building with 2 Wings –

Sr No	Particular	Amount (in Lacs)
1	Total Estimated cost of the building/wing as on 31.12.2022 of Registration is	Rs. 14074.74 Lacs
2	Cost incurred as on 31.12.2022 (Based on the Estimated cost)	Rs. 3563.19 Lacs
3	Work done in Percentage (as Percentage of the estimated cost)	30%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 10511.55 Lacs
5	Cost Incurred on Additional /Extra Items as on 31.12.2022 not included in the Estimated Cost (Annexure A)	---

TABLE B

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

Sr. No	particulars	Amounts (in Lacs)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31.12.2022 date of Registration is	Rs. 14074.74 Lacs
2	Cost incurred as on 31.12.2022 (based on the Estimated cost)	Rs. 3563.19 Lacs
3	Work done in Percentage (as Percentage of the estimated cost)	30%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 10511.55 Lacs
5	Cost Incurred on Additional /Extra Items	---

Yours faithfully,



Licensed Supervisor Grade-I
Halse Jayprakash Ramrao
(MCGM Reg. No. H/60/SS/-I)

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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. 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.

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)