

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)

Date: 13/01/2023

To,

M/s. Renaissance Construction (Janta Sevak Nagar),
203-204, Orbit Plaza,
New Parbhadevi Road,
Prabhadevi, Mumbai - 400 025

Sub.:

Certificate of Cost Incurred for Development of the Residential Free-Sale Wing of composite building named "The Baya Victoria" having MahaRERA registration number - P51900013240 on the land bearing C.T.S. Nos. 1928(Pt) 2100, 2104(Pt) of Byculla Division, E ward at Pais Street, Ganesh Hari Parundekar Marg, Byculla West, Mumbai - 400011, demarcated by its boundaries (North: 18.977392; 18° 58' 38.61"; South: 18.976780; 18° 58' 36.41"; East 72.831665; 72° 49' 53.99"; West: 72.830598; 72° 49' 50.15") CTS No. 1928(Pt) to the North, Ganesh Hari Parundekar Road to the South, CTS No. 2100(Pt) to the East, Pais Street to the West, admeasuring 2180 sq. mts. area being developed by M/s. Renaissance Construction(Janta Sevak Nagar).

Sir,

I, Kailas Bhabad, have undertaken assignment of certifying Estimated Cost for The Baya Victoria having MahaRERA Registration Number P51900013240, being developed by M/s. Renaissance Construction (Janta Sevak Nagar).

1. We have estimated the cost of Civil, MEP and allied work required completion of the apartment and proportionate completion of internal & external work of the project as per specification mentioned in agreement of seal. Our estimated cost calculation are based on the drawings /plan made available to us for the project under reference by the Developer/ Consultant. The Schedule of item and quantity required for the entire work as calculated by Mr. Chandrakant Patil, Quantity Surveyor* appointed by Developer / Engineer the assumption of the cost of material. Labour and other input made by developers and the site inspection carried out by us to ascertain /confirm the above analysis.

2. We estimate Total Estimated Cost of completion of the aforesaid project under reference as 37,68,13,999/- (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 to be completed for the Apartment and proportion ate completion of internal & external work ,as per specification mentioned in agreement of seal and for the purpose of obtaining occupation certificate /completion certificate for the building (s)/Wings (s)/Layout/ Plotted Development form the Slum Rehabilitation Authority (SRA) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost Incurred till date is calculated at Rs. 37,62,02,615/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of input materials / services used and unit cost of these items.
4. The Balance cost of Completion of the Civil, MEP and Allied works for completion the apartment and proportionate completion of internal & external work, as per specification mentioned in agreement of sale, of the project Estimated is estimated at Rs 6,11,385/- (Total of Table A and B).
5. I certify that the Cost of the Civil, MEP and allied work for the apartment and proportionate aforesaid Project as completed of internal & external work ,as per specification mentioned in agreement of sale, of the aforesaid project completed on the date of this certificate is as given in table A and B below :

TABLE-A

Residential Free-Sale Wing of composite building named "The Baya Victoria" having MahaRERA registration number - P51900013240

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

Sr. No.	Particulars	Amounts (In Rs.)
1.	The Estimated Cost of the certifying Estimated Cost Building / Wing /Layout / Plotted Development as on date of Registration is	Rs. 36,92,77,719/-
2.	Cost incurred as on date of certificate (Based On estimated Cost)	Rs. 36,86,66,335/-
3.	Work done in Percentage (as Percentage of the estimated Cost)	99.88%
4.	Balance Cost to be Incurred (as Percentage of the estimated cost)	Rs. 6,11,385/-
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table -C)	Rs.0 /-

TABLE - B

Internal & External Development Works in Respect of the Registered Phase

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. 75,36,280/-
2	Cost incurred as on 30 th September 2021 (based on the Estimated cost)	Rs. 75,36,280/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0
5	Cost Incurred on Additional / Extra Items as on 30 th September 2021 not included in the Estimated Cost (Table C)	NIL

Yours Faithfully,


KAILAS BHABAD
B.E. (Civil)



Agreed and Accepted by


ANIL DESHMUKH
Promoter

Date : 13/01/2023

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 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 differences between total intimated cost (1) and Actual cost incurred (2) due to deviation in quantity / 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 .
4. All Component of work with specification 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.)
1.	N.A	
2.	N.A	