

# Rohan Thanedar

(B.E. Civil, MRICS)

Email ID – [rohanthanedar@gmail.com](mailto:rohanthanedar@gmail.com)

FORM-2 (see Regulation 3)

## ENGINEER'S CERTIFICATE

Date: 02/11/2023

To  
Suraj Estate Developers Ltd.  
301, 3<sup>rd</sup> Floor, Aman Chambers,  
Veer Savarkar Marg, Opp. Bengal Chemicals,  
Prabhadevi,  
Mumbai – 400025.

Dear Sir,

**Sub.: Certificate of Percentage of Completion of Construction Work of “Ave Maria Apartments” bldg. No.1 (rehab) at F.P. No. 822, TPS-IV of Mahim Division, G/North, Off S.K. Bole Road, Dadar (W), Mumbai 400028.**

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Building No.1 of the Project [Maha RERA Registration Number: P51900021954] situated on the Plot bearing Final Plot No. 822 demarcated by its boundaries F.P. No.821 to the North; F.P. No.823 to the South; F.P. No.815/816 to the East; 30.0 mtr. T.P. Road to the West admeasuring 1697.91 sq.mts. area being developed by Suraj Estate Developers Ltd.

I, Mr. Rohan Thanedar, have undertaken assignment as Quantity Surveyor of certifying Percentage of Completion of Construction Work of “Ave Maria Apartment” – Building No.1 of the Project, situated on the plot bearing Final Plot No. 822, TPS IV of Mahim Division, Off S.K. Bole Road, Dadar (W), Mumbai 400 028 admeasuring 1697.91 sq.mts. area being developed by Suraj Estate Developers Ltd.

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

- (i) M/s. Archvision, Architects as L.S. / Architect;
- (ii) J+W Consultants. as Structural Consultant
- (iii) Mr. G. G Barve as Site Supervisor
- (iv) M/s. Integrated Technical Services as MEP Consultant

Office Address:

- A) Mumbai – C1, 202, Puranik City, Ovala, GB Road, Thane (W) – 400615
- B) Kolhapur – Plot 133B, Ayodhya Colony, Phule wadi 416010

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Based on site inspection with respect to each of the building/wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the percentage of work done for each of the building/wing of the Real Estate Project as registered vide number P51900021954 under MahaRERA is as per Table-A herein below. The percentage of the work executed with respect of each of the activity of the entire phase is detailed in Table-B.

2. I have estimated the revised 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 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 revised estimated cost of completion of the building(s) of the aforesaid project under reference as **Rs. 43,28,00,000/-** (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 BMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The estimated cost incurred till date is calculated at **Rs. 42,46,64,367/-** (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 revised 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 BMC (Planning Authority) is estimated at **Rs. 81,35,633/-** (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 – Not applicable

Building/wing bearing number \_\_\_\_ or called  
(to be prepared separately for each building/wing of the Real Estate Project)

| Sr. No. | Particulars                                                                                                        | Amount         |
|---------|--------------------------------------------------------------------------------------------------------------------|----------------|
| 1       | Total estimated cost of the building/wing as on date of registration is                                            | Not Applicable |
| 2       | Cost incurred as on __-NA-__ is (based on the estimated cost)                                                      | Not Applicable |
| 3       | Work done in percentage (as percentage of the estimated cost)                                                      | Not Applicable |
| 4       | Balance cost to be incurred (based on estimated cost)                                                              | Not Applicable |
| 5       | Cost incurred on additional/extra items as on date of registration not included in the estimated cost (Annexure-A) | Not Applicable |

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## TABLE-B

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

| Sr. No. | Particulars                                                                                                                                                        | Amount             |
|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 1       | Total revised estimated cost of the internal and External Development works including amenities And facilities in the layout as on 30 <sup>th</sup> September 2023 | Rs. 43,28,00,000/- |
| 2       | Cost incurred as on 30 <sup>th</sup> September 2023 (based on the estimated cost)                                                                                  | Rs. 42,46,64,367/- |
| 3       | Work done in percentage as on 30 <sup>th</sup> September 2023 (as percentage of the estimated cost)                                                                | 98.12%             |
| 4       | Balance cost to be incurred (based on estimated cost)                                                                                                              | Rs. 81,35,633/-    |
| 5       | Cost estimated on additional/extra items as on date of registration not included in the estimated cost (Annexure-A)                                                | Rs. 12,54,45,810/- |

Yours faithfully,



ROHAN THANEDAR  
(CIVIL ENGINEER)

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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)

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## Annexure - A

| Sr. No. | Description                                                                        | Qty   | Unit    | Old Rate  | New Rate  | Old Amt     | New Amt      | Additional Amt      |
|---------|------------------------------------------------------------------------------------|-------|---------|-----------|-----------|-------------|--------------|---------------------|
| 1       | Construction of Additional area for 4 floors                                       | 15395 | sft     |           | 5000      |             | 76975000     | 7,69,75,000         |
| 2       | Strenghtening of existing columns & Pile cap for construction of additional floors |       | Lumpsum |           |           | -           | 1,26,01,290  | 1,26,01,290         |
| 3       | Passenger Lift changed to Highspeed Lift                                           | 4     | Nos     | 45,00,000 | 66,00,000 | 1,80,00,000 | 2,64,00,000  | 84,00,000           |
| 4       | Difference in rate of RMC in RCC Works                                             | 4504  | Cum     | 7,000     | 8,000     | 3,15,28,000 | 3,60,32,000  | 45,04,000           |
| 5       | Difference in rate of TMT Steel in RCC works                                       | 894   | Mt      | 44,300    | 70,000    | 3,95,86,480 | 6,25,52,000  | 2,29,65,520         |
|         |                                                                                    |       |         |           |           |             |              |                     |
|         |                                                                                    |       |         |           |           |             | <b>Total</b> | <b>12,54,45,810</b> |



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