

SANJAY S. NARANG

Registered Engineer

AMIE

Regn. No.: AM69334-3

G-7/8, 'D' Wing, Sethi Palace,
Arabadli Road, Vasai Road (W),
Dist. Palghar - 401 202.
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VP - 5370 /RR-E/01

Date:- 02-04-2019

FORM-2 [see Regulation 3] ENGINEER'S CERTIFICATE

To,
M/s. Bachraj Developers
276/286, 1st floor, D-block
Shri sitaram sadan,
Shamaldas Gandhi marg
Mumbai.400002

Subject :- Certificate of Cost Incurred for Development of Construction Work of No. 1 of Building 4 wing of the 1st Phase of the Project [MahaRERA Registration Number] situated on the Land bearing S.No.133, H.No. demarcated by its boundaries (Latitude = 19° 27' 58.73" N and Longitude = 72° 48' 14.09" E of the end points) S.No.133 to the North, S.No.134 to the South, Existing Building to the East, S.No.131&134 to the West of Division - Konkan, Village - Bolinj, Taluka - Vasai, District - Palghar, Pin:-401303 having estimated builtup area=20995.91 Sqmts(at present sanctioned A=916.61 sq.mts(Stilt+5), B=1093.29 sq.mts(Stilt+5), C=1042.18 sq.mts(Stilt+5), D=4506.78 sq.mts.(Stilt+19) having builtup area=7558.86 sq.mts) Owners Builtup area=7558.86 sq.mts. And MHADA Builtup Area=1566.66 sq.mts. is being developed by M/s. Bachraj Developers.(VCCMC File No.VP- 5370).

Sir,

I, Mr. Sanjay S. Narang have undertaken assignment of Certifying Estimated cost for the subject Real Estate Project proposed to be registered under MahaRERA, being work of 1 No. of Building/s, 4 wing (s) of the 1st phase of the Project situated on the Land bearing S.No.133, H.No.1 of village Bolinj S.No.3, H.No.1 of village Dengre demarcated by its boundaries S.No.133 to the North, S.No.134 to the South, Existing Building to the East, S.No.131&134 to the West of Division - Konkan, Village - Bolinj, Taluka - Vasai, District - Palghar, Pin:- 401303; having Estimated Builtup Area=20995.91 sq.mts(at present sanctioned A=916.61 sq.mts(Stilt+5), B=1093.61 sq.mts.(Stilt+5), C=1042.18 sq.mts(Stilt+5), D=4506.78 sq.mts having builtup area=7558.86 Sqmts) Owners Builtup Area=7558.86 sq.mts. And MHADA Builtup Area=1566.66 sq.mts is being developed by M/s Bachraj Developers.(VCCMC File No.VP- 5370)

1. Following technical professionals are appointed by Owner / Promoter :-
- Mr. Sanjay S. Narang of M/s. En-Con as Licensed Engineer.
 - M/s. J.W.Consultant LLP as Structural Consultant.
 - Shri John mech-El Technologies as MEP Consultant.
 - Mr. Gaurav Singh as Quantity Surveyor.



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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. Gaurav Singh 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.

Wing A

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.22,40,00,000/-(Rupees Twenty two Crores Forty Lakh Only)**[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 VVCMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs.0/- (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 VVCMC (Planning Authority) is estimated at **Rs. 22,40,00,000/-(Rupees Twenty two Crores Forty Lakh Only)**(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 :

Wing A, TABLE A

<u>SR.NO.</u>	<u>PARTICULARS</u>	<u>AMOUNTS</u>
1.	Total Estimated cost of the building/wing as on 02-04-2019 date of Registration is	Rs. 22,40,00,000/-
2.	Cost incurred as on 02-04-2019 (based on the Estimated cost)	Rs. 0/-
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.22,40,00,000/-/-
5.	Cost Incurred on Additional /Extra Items as on __ not included in the Estimated Cost (Annexure A)	Rs. -/-

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Wing A, TABLE B

<u>SR.NO.</u>	<u>PARTICULARS</u>	<u>AMOUNTS</u>
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout proportionate as on 02-04-2019 date of Registration is	Rs. 2,20,00,000/-
2	Cost incurred as on 02-04-2019 (based on the Estimated cost)	Rs. 0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,20,00,000/-
5	Cost Incurred on Additional 'Extra Items' as on _____ not included in the Estimated Cost (Annexure A)	Rs. -/-

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Wing B

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.21,90,00,000/- (Rupees Twenty one Crores Ninety lakh Only)** [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 VVCMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs.0/-** (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 VVCMC (Planning Authority) is estimated at **Rs.21,90,00,000/- (Rupees Twenty one Crores Ninety lakh Only)** (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 :

Wing B TABLE A

<u>SR.NO.</u>	<u>PARTICULARS</u>	<u>AMOUNTS</u>
1.	Total Estimated cost of the building/wing as on 02-04-2019 date of Registration is	Rs. 19,70,00,000/-
2.	Cost incurred as on 02-04-2019 (based on the Estimated cost)	Rs. 0/-
3.	Work done in Percentage (as Percentage of the estimated cost)	0 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.19,70,00,000/-
5.	Cost Incurred on Additional /Extra Items as on __ not included in the Estimated Cost (Annexure A)	Rs. -/-



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Wing B, TAELE B

SR.NO.	PARTICULARS	AMOUNTS
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout proportionate as on 02-04-2015 date of Registration is	Rs. 2,20,00,000/-
2	Cost incurred as on 02-04-2019 (based on the Estimated cost)	Rs. 0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,20,00,000/-
5	Cost Incurred on Additional /Extra Items as on - - - - - not included in the Estimated Cost (Annexure A)	Rs. -/-



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Wing C

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.22,20,00,000/-(Rupees Twenty two Crores Twenty Lakh Only)**[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 VVCMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs.0/-** (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 VVCMC (planning Authority) is estimated at **Rs.22,20,00,000/-(Rupees Twenty two Crores Twenty Lakh Only)** (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 :

Wing C, TABLE A

<u>SR.NO.</u>	<u>PARTICULARS</u>	<u>AMOUNTS</u>
1.	Total Estimated cost of the building/wing as on 02-04-2019 date of Registration is	Rs. 20,00,00,000/-
2.	Cost incurred as on 02-04-2019 (based on the Estimated cost)	Rs. 0 /-
3.	Work done in Percentage (as Percentage of the estimated cost)	0 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 5,31,00,000/-
5.	Cost Incurred on Additional /Extra Items as on ___ not included in the Estimated Cost (Annexure A)	Rs. - /-



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Wing C, TABLE B

<u>SR.NO.</u>	<u>PARTICULARS</u>	<u>AMOUNTS</u>
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout proportionate as on 02-04-2019 date of Registration is	Rs. . 2,20,00,000/-
2	Cost incurred as on 02-04-2019 (based on the Estimated cost)	Rs. 0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. . 2,20,00,000/-
5	Cost Incurred on Additional /Extra Items as on - not included in the Estimated Cost (Annexure A)	Rs. - /-

Sanjay S. Narang

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Wing D

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.20,70,00,000/- (Rupees Twenty Crores Seventy Lakh Only)** [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 VVCMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs.0/- (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 VVCMC (planning Authority) is estimated at **Rs.20,70,00,000/- (Rupees Twenty Crores Seventy Lakh Only)** (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 :

Wing D, TABLE A

<u>SR.NO.</u>	<u>PARTICULARS</u>	<u>AMOUNTS</u>
1.	Total Estimated cost of the building/wing as on 02-04-2019 date of Registration is	Rs.18,50,00,000/-
2.	Cost incurred as on 02-04-2019 (based on the Estimated cost)	Rs. 0 /-
3.	Work done in Percentage (as Percentage of the estimated cost)	0 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 18,50,00,000 /-
5.	Cost Incurred on Additional /Extra Items as on ___ not included in the Estimated Cost (Annexure A)	Rs. - /-



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Wing D, TABLE B

<u>SR.NO.</u>	<u>PARTICULARS</u>	<u>AMOUNTS</u>
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout proportionate as on 02-04-2019 date of Registration is	Rs. 2,20,00,000/-
2	Cost incurred as on 02-04-2019 (based on the Estimated cost)	Rs. 0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,20,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. - /-

Thanking you
Yours faithfully,
Sanjay S.Narang



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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)

NIL