

RAJEEV RANJAN

Geeta Nagar, Phase-V, Flat No. B/102, Mira Road-East, Thane-401107

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)

To

Date: 25/01/2020

M/s. Veena Realcon Private Limited
Shop No. 1, 2, 3 Veena Sarang
Opp. MCA, Sai Baba Nagar Ext Road
Borivali (W), Mumbai-400092

Subject: Certificate of Cost Incurred for Development of Project-Veena Senterio for construction of Building 1&2 comprising Wing-A to Wing-D (Maha RERA Registration Number... ..), situated on the Plot bearing Survey No. 14(PT) and CTS No. 51(PT) demarcate by its boundaries (latitude and longitude of the end points) 9.14 M wide Sahakar Nagar Road No.3 North, Layout R.G. to the South, Stella Sapphire to the East Bldg. No. 7 (Suridha CHSL) to the West at Sahakar Nagar Road No. 3, Chambur-East, Village-Kurla, District-Mumbai Suburban, Maharashtra-400071 admeasuring 2143.41 sq. mtrs. plot area being developed by M/s. Veena Realcon Private Limited.

Ref: MahaRERA Reg No.....

Sir,

I, Mr. Rajeev ranjan, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Veena Senterio for Construction of Building 1&2 comprising Wing A to D situated on the plot bearing Survey No 14(PT) and CTS No.-51(PT) at Sahakar Nagar Road No. 3, Chambur-East, Village-Kurla, District-Mumbai Suburban, Maharashtra-400071 admeasuring 2143.41 sq. mtrs. plot area being developed by M/s. Veena Realcon Private Limited.

1. Following technical professionals are appointed by Owner / Promoter: -
 - a. M/s. Ellora Project Consultant as Liasion Architect
 - b. Arch. Kaushik Patel as consulting Architect
 - c. Mr. Hiren Tanna as Structural Consultant
 - d. Mr. Rajeev Ranjan as site Supervisor.



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 me 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 Rs 48,15,66,399/- (Rupees Forty Eighty Crore Fifteen Lacs Sixty Six Thousand Three Hundred Ninety Nine 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 Municipal Corporation of Grater Mumbai (MCGM) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. NIL/- (Rupees NIL Only) (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 Municipal Corporation of Grater Mumbai (MCGM) (planning Authority) is estimated at Rs 48,15,66,399/- (Rupees Forty Eighty Crore Fifteen Lacs Sixty Six Thousand Three Hundred Ninety Nine 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:

TABLE-A
Wing-A of Veena Senterio

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the Wing-A as on Date of Registration is	Rs.9,53,32,442/-
2.	Cost incurred as on (based on the Estimated cost)	Rs. NIL/-
3.	Work done as in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.9,53,32,442/-
5.	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. NIL /-



TABLE-A
Wing-B of Veena Senterio

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Wing-B as on dated of Registration is	Rs. 11,89,38,056/-
2	Cost incurred as on (based on the Estimated cost)	Rs. NIL/-
3	Work done as in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 11,89,38,056/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. NIL /-

TABLE-A
Wing-C of Veena Senterio

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the Wing-C as on dated of Registration is	Rs. 9,52,68,989/-
2.	Cost incurred as on (based on the Estimated cost)	Rs. NIL/-
3.	Work done as in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 9,52,68,989/-
5.	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. NIL /-

TABLE-A
Wing-D of Veena Senterio

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the Wing-D as on dated of Registration is	Rs. 15,05,55,799/-
2.	Cost incurred as on (based on the Estimated cost)	Rs. NIL/-
3.	Work done as in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 15,05,55,799/-
5.	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. NIL /-



TABLE-B (Sale)
(To be prepared for the entire registered phase of the Real Estate Project)

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. 1,44,45,176/-
2.	Cost incurred as on (based on the Estimated cost)	Rs. NIL/-
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,44,45,176/-
5.	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. NIL /-

TABLE-B (Rehab)
(To be prepared for the entire registered phase of the Real Estate Project)

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. 70,25,937 /-
2.	Cost incurred as on (based on the Estimated cost)	Rs. NIL/-
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 70,25,937/-
5.	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. NIL /-

Yours Faithfully

Rajeev Ranjan
Signature

License No.-R/141/SS-1

*** 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 specification.

