

PRATIKESH RAJESHIRKE

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FORM-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

Date : 04/08/2022

To,

Wings Meyaar Realty Venture LLP

304, Puraniks Capitol, Kasarwadavli,

Ghodbunder Road, Thane 400615

**Sub: Certificate of cost incurred for development of the project called New Matheran – Phase 3
being developed by Wings Meyaar Realty Venture LLP.**

Ref : NEW REGISTRATION – NEW MATHERAN-PHASE -3

Dear Sir,

1. We have undertaken the assignment of certifying the estimated cost for the project called New Matheran - Phase 3 being developed by Wings Meyaar Realty Venture LLP.
2. We have estimated the cost of Civil, MEP and allied works required for construction of the apartments and proportionate completion of internal and external works of the project as per specifications mentioned in the agreement for sale. Our estimated cost calculations are based on the drawings / plans made available to us for the project under reference by the Developer / Consultants . The schedule of items and quantity required for the entire project as calculated by quantity surveyor appointed by the Developer / Engineer , the assumption of the cost of material , labour and other inputs made by the developer and the site inspection carried out by us to ascertain / confirm the above analysis given to us.
3. We estimate total estimated cost of completion of the aforementioned project under reference at Rs.2,94,00,000 (Total of table A & B) at the time of registration. The estimated total of the apartments and proportionate completion of internal and external works project as per specifications mentioned in the agreement for sale project as per specifications mentioned in the agreement for sale and for the purpose of obtaining an occupation certificate for the buildings/ layout / plotted development from the Collector of Raigad planning authority under whose jurisdiction the aforesaid project is being implemented.
4. The estimated cost incurred till date is calculated at Rs.62,00,000/- (Total of A & B). The amount of estimated cost incurred is calculated on the basis of input materials / services used and unit cost of these items .
5. The balance cost of completion of the apartments and proportionate completion of internal and external works of the project as per specifications mentioned in the agreement for sale is estimated at Rs.2,32,00,000/- (total of Table A & B)

6. We certify that the cost of Civil, MEP and allied works required for construction of the apartments and proportionate completion of internal and external works of the project as per specifications mentioned in the agreement for sale of the aforesaid project as completed on the date of this certificate is given in Table A & B below.

TABLE A

Building / Wing / Layout / Plotted Development bearing No. 157A, Village Nandgaon, Taluka Karjat, Dist. Raigad called New Matheran

(to be prepared separately for each building / wing / layout / plotted development of the Real Estate Project)

Sr.No.	Particulars	Amount (Rs.)
1.	Total Estimated Cost of the Building /Wing /Layout Plotted Development as on 4 August 2022	NIL
2.	Cost incurred as on the date of the certificate	NIL
3.	Work done in percentage (as per percentage of of estimated cost)	NIL
4.	Balance cost to be incurred**(based on estimated cost)	NIL
5.	Cost incurred on additional / extra items not included in estimated cost	NIL

TABLE B

Internal & External development works in respect of the registered phase

Sr.No.	Particulars	Amount (Rs.)
1.	Total Estimated Cost of the internal and External Development Works including amenities and facilities in the Building /Wing /Layout Plotted Development as on 4 August 2021	2,94,00,000
2.	Cost incurred as on the date of the certificate	62,00,000
3.	Work done in percentage (as per percentage of of estimated cost)	21%
4.	Balance cost to be incurred**(based on estimated cost)	2,32,00,000
5.	Cost incurred on additional / extra items not included in estimated cost	NIL

Yours Faithfully

Pratikesh Rajeshirke

Registration No.: BENG-2007-13876-23415