

Mr. Rajendra P. Bankar

(B.E. Civil)

(License No. B/281/L.S.)

B-5/01, Saptarshi CHSL, Anand Nagar, Manpada Road, Dombivali(E), 421201.

FORM-2

ENGINEER'S CERTIFICATE

Date: 26/08/2021

To

M/s. Sanket Realtors C.A. to Tilak Nagar Jai-Hind CHSL,
B-24, Room No-5, BMC Colony, Link Road
Goregaon West,
Mumbai- 400 104

Subject: Certificate of Cost Incurred of Completion of Construction Work of MHADA Redevelopment Building Situated on Plot bearing CTS No 11(pt), of village Chembur, tilak Nagar, Building no 91, Taluka Kurla, Mumbai Suburban District, Mumbai-4000089, Maharashtra Deamarcated by Its Boundaries (latitude and longitude of the end points) 72 53 55.51-19 04 14.45, 72 53 55.90-19 04 16.45, 72 53 56.00-19 04 16.22, 72 53 56.22-19 04 14.02, 72 53 57.57-19 04 15.46 developed by M/s Sanket Realtors.

MahaRERA Registration Number _____

Sir,

We ACE Project Management Consultant have undertaken assignment of certifying Estimated Cost for the construction of 1 MHADA Redevelopment building situated on plot bearing CTS No 11 (pt) of Village Chembur, Taluka Kurla, Mumbai Suburban District, Mumbai-4000089, Maharashtra.

Following technical professionals are appointed by Promoter:-

- (i) M/s. Sachin K Rakshe of M/s Archo Consultants as L.S./Architect.
- (ii) M/s. U.D.Chande of M/s U.D.Chande Consulting as Structural Consultant
- (iii) M/s. VCE Consulting Engineers as MEP consultant.
- (iv) M/s. ACE Project Management Consultant as Quantity Surveyor.

1. 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 ACE Project Management Consultant (quantity Surveyor*) appointed by Developer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.18,00,00,000/-** (Total of Table A Solitaire Aawas and Table A Parking Tower). 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 _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at **Rs. 1,42,97,629/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

4. 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 _____ (planning Authority) is estimated at **Rs16,57,02,371/-** (Total of Table A and B).

5. 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 :


RAJENDRA P. BANKAR
B.E. Civil, Licensed Surveyor
(B/281/L.S./2007)

Mr. Rajendra P. Bankar

(B.E.Civil)

(License No. B/281/L.S.)

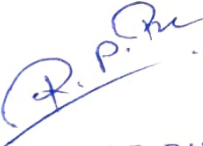
B-5/01, Saptarshi CHSL, Anand Nagar, Manpada Road, Dombivali(E), 421201.

TABLE A

Solitaire Aawas		
Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31.07.2021	Rs. 15,00,00,000/-
2	Cost incurred as on 31.07.2021 (based on the Estimated cost)	Rs 1,42,97,629/-
3	Work done in Percentage (as Percentage of the estimated cost)	9.53%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 13,57,02,371/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	

TABLE A

Parking Tower		
Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31.07.2021	Rs. 3,00,00,000 /-
2	Cost incurred as on 31.07.2021 (based on the Estimated cost)	Rs -----/-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,00,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____ /-


RAJENDRA P. BANKAR
B.E. Civil, Licensed Surveyor
(B/281/L.S./2007)

Mr. Rajendra P. Bankar

(B.E.Civil)

(License No. B/281/L.S.)

B-5/01, Saptarshi CHSL, Anand Nagar, Manpada Road, Dombivali(E), 421201.

TABLE B

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.
2	Cost incurred as on (based on the Estimated cost)	Rs. /-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. /-

Yours Faithfully



Mr. Rajendra P. Bankar
(Licence No...B/281/L.S.)

RAJENDRA P. BANKAR
B.E. Civil, Licensed Surveyor
(B/281/L.S./2007)

*** 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)