

DHAVAL.H.SHAH
ENGINEER & LICENSED SURVEYOR
L.S NO /672

GR FLOOR, OFFICE NO 01,
NIRANT APARTMENT,
NEW NAGARDAS CROSS RD,
ANDHERI (E).
MOB NO 9833985581,
EMAIL: -dhawal100@gmail.com

Annexure – B
FORM-2
[See Regulation 3]
ENGINEER 'S CERTIFICATE

To,
M/s Amey Reality & Construction LLP
GB Shivchhaya Co-op. Hsg. Soc. Ltd.
Sir M.V.Road. Andheri (East)
Mumbai-4000069.

Date :-30/12/2023

Subject : Certificate of Cost Incurred for Development of Completion of Construction Certificate of ONE NO of Building of the Project KNOWN as Amey Apartment situated Proposed Development Of "Municipal Maternity Home" Reservation on land bearing C.T.S. No. 182/C, 182/D & 182/E of Village Mogra, Tal. Andheri, M.S.D. at Andheri (East), Mumbai. demarcated by its boundaries (latitude and longitude of the end points) along with Development Of "Municipal Maternity Home" Reservation on land bearing C.T.S. No. 182/C, 182/D & 182/E of Village Mogra, Tal. Andheri, M.S.D. at Andheri (East), Mumbai. at PLOT admeasuring 1693.09 sq.mts area being developed by M/s Amey Reality & Construction LLP

Ref: MahaRERA Registration Number P51800045221
Sir,

1. Shri DHAVAL H SHAH have undertaken assignment of certifying estimation cost for the subject rera estate Project proposed to be registered under MahaRERA, , Proposed Redevelopment along with Development Of "Municipal Maternity Home" Reservation on land bearing C.T.S. No. 182/C, 182/D & 182/E of Village Mogra, Tal. Andheri, M.S.D. at Andheri (East), Mumbai. at PLOT admeasuring 1693.09 sq.mts area being developed by M/s Amey Reality & Construction LLP
2. We have estimated the cost Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawing' plans made available to us for the project under reference by the Developer / Consultants. The Schedule of items and quantity required for all entire work as calculated by MR Kuntal N Shah Quantity Surveyor* appointed by Developer/ Engineer, the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us to ascertain / confirm the above analysis give to us.
3. We estimate Total Estimated Cost of Completion of the aforesaid project under reference at Rs.32,72,31,560/- (Total of Table A and B) as the time of Registration. The estimated Total Cost of Project is with reference to the Civil, MEP and Allied works required for completion of the apartment and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate for the Building(s)/ Wing(s) / Layout / Plotted Development from the B.M.C being the Planning Authority under whose jurisdiction the aforesaid is being implemented.



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4. The Estimated Cost Incurred till date is calculated at Rs. **14,49,17,776 /-** (Total of A and 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 Civil, EMP and Allied works for completion of the apartments and proportionate completion of internal & external works, as per specification mentioned in agreement of sale, of the Project is estimated at Rs. **18,23,13,784 /-** (Total of Table A and B).

6. I certify that the Cost of Civil, MEP and allied work for the apartment and proportioned internal & external works, as per specification mentioned in agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE A

WING A (RESIDENTIAL)

Sr. No	Particulars	Amount (In Rs.)
1.	Total Estimated cost of the Building/Wing/Layout Plotted Development as on date of Registration is	31,88,68,113
2.	Cost incurred as on date of certificate 30/09/2023	14,12,13,940
3.	Work done in percentage of the estimated cost)	44%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	17,76,54,173
5.	Cost Incurred on Additional/ Extra items not Included in the Estimated Cost (Table – C)	NIL

WING B (MATERNITY HOME)

Sr. No	Particulars	Amount (In Rs.)
1.	Total Estimated cost of the Building/Wing/Layout Plotted Development as on date of Registration is	83,63,447
2.	Cost incurred as on date of certificate 30/09/2023	37,03,836
3.	Work done in percentage of the estimated cost)	44%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	46,59,611
5.	Cost Incurred on Additional/ Extra items not Included in the Estimated Cost (Table – C)	NIL



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TABLE B
Internal & External Development Work in Respect of the Registered Phase

Sr. No	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Internal and External Development Works Including amenities and Facilities in the layout as on date of Registration is	32723156
2.	Cost incurred as on date of certificate 30/09/2023	NIL
3.	Work done in percentage of the estimated cost)	NIL
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	32723156
5.	Cost Incurred on Additional/ Extra items not Included in the Estimated Cost (Table – C)	NIL

Yours Faithfully,

Shri Dhaval.H Shah
(License No S/605/SS-11)



Agreed and Accepted by:

For AMEY REALITY & CONSTRUCTION LLP

✓

Signature of Promoter **Partner**

Name:

Date:

Note :

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specification mentioned in agreement of sale.
2. (*) Quantity survey can be done by officer 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. (**) Balance Cost to be incurred (4) may vary from Difference between Total estimated (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an estimated

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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 works with specification are indicative and not exhaustive.

6. Please specify if there are any deviations / qualification. Example: Any deviations in input material used from specification in agreement of sale.

Table C

List of Extra / Additional / Deleted Items Considered in cost

(which were not part of the original Estimate of Total Cost)

Sr. No	List of Extra/ Additional/ Deleted Items	Amount (InRs.)
1.	NIL	NIL
2.		

