

# M.S. SHAIKH

## Licensed Site Supervisor/ Engineer

( Regn. No. S/550/S.S.I)

302, DREAM HOME, PLOT NO.-113, SECTOR-19, ULWE NODE, NAVI MUMBAI- 410206

Cell:- 9967859756 Email : mshaikh1961@gmail.com

FORM -2

[See Regulation 3]

(To be submitted at the time of Registration of Ongoing Project and for Withdrawal of Money from Designated Account- Project wise)

Date :- 30/09/2023

To,

M/s Sai Aastha Developers,  
901, Links Building, 9<sup>th</sup> Floor,  
Corner of 14<sup>th</sup> Road, Khar Pali Road,  
Khar West, Mumbai -400 052

**Subject: - Certificate of Cost Incurred for Development of "ENSO SANZA" Project situated on the Plot bearing City Survey No. 163 A/2(pt) of Village Akruli, situated at Hanuman Nagar, Akruli Road, Kandivali (East), Mumbai -400 010 101 admeasuring 3562.60 Sq.Mtrs. Area being developed by M/s Sai Aastha Developers.**

1.We M/s Sai Aastha Developers have undertaken assignment of certifying Estimate cost for ENSO SANZA project having MahaRera Registration No. P51800013955.

2.We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specification mentioned in agreement of sale. Our estimated cost calculation are based on the drawings/plans made available to us for the project under reference by the Developers/Consultants. The Schedule of items and quantity required for the entire work as calculated by Nivruti M Dalvi Quantity Surveyor\* appointed by Developers/Engineer, the assumption of the cost of Material, Labour and other inputs made by developers, and the site inspection carried out by us to ascertain/confirm the above analysis given to us.

3.We estimated Total Estimated Cost of completion of the aforesaid project under reference as Rs. 1,07,17,65,000 at the time of Registration. The Estimated Total Cost of project is with reference to

  
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the Civil, MEP and allied works required for the completion of the apartments and proportionate completion of internal & external works, as per specification mentioned in agreement of sale for the purpose of obtaining occupation certificate/completion certificate for the building(s)/Wing(s)/Layout/Plotted Development from the MHADA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 47,12,11,857/-.The amount of Estimated Cost incurred is calculated on the basis of input Material/services used and unit cost of these items

5.The balance cost of Completion of the Civil, MEP 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 estimated at Rs. 70,70,08,139/-

6.I certify that the cost of Civil, MEP and allied work for the apartments and proportion internal and external works, as per specifications mentioned in agreement of sale, of the aforesaid Projects as completed on the date of this certificate is given in Table A & Table B.

TABLE A

Building/wing/Layout/Plotted Development bearing Number city Survey No. 163A/2(pt) of village Akurli, Situated at Hanuman Nagar,Akruli Road, Kandivali (East) Mumbai 400 101 admeasuring 3562.60 Sq.Mtrs.

| Sr.No. | Particulars                                                                                    |                |
|--------|------------------------------------------------------------------------------------------------|----------------|
| 1      | Total Estimated Cost of Building/Wing/Layout/Plotted Development as on date of Registration is | 1,07,17,65,000 |
| 2      | Cost Incurred as on date of Certificate                                                        | 47,12,11,857/- |
| 3      | Work done in Progress ( As per Percentage of the Estimated cost)                               | 43.97 %        |
| 4      | Balance Cost to be incurred*(Based on Estimated cost)                                          | 60,05,53,143/- |
| 5      | Cost of Incurred on Additional /Extra Item not included in the Estimated Cost (Table C)        |                |

  
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3. 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 placed marked (\*)
4. (\*\*) Balance cost to be incurred (4) may vary from Difference between Total estimated cost (1) and Actual cost incurred (2) due to deviation in quantity required/escalation of cost etc. As this is an Estimated cost. Any deviation in quantity required for the development of the Real estate Project will result in amendment of the cost incurred/to be incurred
5. All components of work with specification are indicative and not exclusive
6. Please Specify if there are deviations /qualifications. Example: Any deviations in input material used from Specifications in agreement sale.

Table C

List of Extra /Additional/Deleted Items consideration in Cost

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

| Sr.No. | List of Extra<br>/Additional/Deleted Item | Amount ( in Rs.) |
|--------|-------------------------------------------|------------------|
|        |                                           |                  |
|        |                                           |                  |

  
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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 layout as on date of Registration | 10,64,55,000/- |
| 2      | Cost Incurred as on date of Certificate                                                                                                         |                |
| 3      | Work done in Percentage ( as percentage of the estimated cost)                                                                                  |                |
| 4      | Balance cost to be incurred**(Based on Estimated Cost)                                                                                          | 10,64,55,000/- |
| 5      | Cost Incurred on Additional/Extra items not included in the Estimated cost ( Table – C)                                                         |                |

Yours Faithfully

*M. S. Shaikh*  
30-09-2023

MOHAMMED SADIQ SHAIKH

Licensed Site Supervisor /Engineer

Reg.No. S/550/S.S.I.

Local Authority Licensees No. S/550/S.S. I

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Dated

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 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 Developers, the name has to be mentioned at the place marked (\*) and in case of quantity are being