

JOHAN H. PARMAR

A-2, 506, Omkar Society, Near Pheonix Hospital,
Chikuwadi, Borivali (W), Mumbai:- 400092.

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)

Date: 01.03.2021

To,

The Harmony Real Estate Holdings LLP
802, 8th Floor, 765 Fly Edge,
Above Tirumala, S. V. Road,
Borivali (West), Mumbai 400 092

Subject : Certificate of Percentage of Completion of Construction Work of Building Phase of the Project situated on the Plot bearing F.P. 44, Borivali T.P.S.-III, Village Borivali, Borivali (WEST), Mumbai – 400092 admeasuring 780.90 Sq.Mts. area being developed by Harmony Real Estate Holdings LLP demarcated by its boundaries (latitude and longitude of the end points) 13.40 mt wide D.P.Road to the North, Adani Electricity to the South, Pantaloons Showroom to the East, Madhuban C.H.S.L.to the West.

[Promoter] Ref: MahaRERA Registration Number

Sir,

I, Johan H. Parmar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being on the Plot bearing F.P. 44, Borivali T.P.S.-III, Village Borivali, Borivali (WEST), Mumbai – 400092 admeasuring 780.90 Sq.Mts. area being developed by Harmony Real Estate Holdings LLP.

1. Following technical professionals are appointed by Owner/ Promoter:

- (i) Shri Harish D. Gandhi as Architect
- (ii) Shri Abhijit Phatarpekar (AVP STRUCTURAL CONSULTANTS) as Structural Consultant

2. I 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. My estimated cost calculations are

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based on the Drawings/plans made available to me 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, quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by me.

3. I estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 7,24,50,000/- (Total of Table A). 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 Greater Mumbai being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till January 2021 is calculated at Rs. NIL/- (Total of Table ppA). 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 Greater Mumbai (planning Authority) is estimated at Rs. 7,24,50,000/- (Total of Table A).

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 below :

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TABLE A

(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.	Rs. 7,24,50,000/-
2	Cost incurred as on January 2021 (based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 7,24,50,000/-
5	Cost Incurred on Additional /Extra Items as on N.A not included in the Estimated Cost (Annexure A)	Rs. NIL

Yours Faithfully



Johan H. Parmar

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*** 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.