



FORM 2

ENGINEER'S CERTIFICATE

Date: 30-09-2022

To,

M/s. Shree Mahalaxmi Ventures Through its Partner

Mr. Pritam Prabhakar Patil & Other 2,

(P.O.A Holder Mr. Pritam Prabhakar Patil)

Vasai(W), Tal- Vasai & Dist. Palghar.

Subject : : Certificate of Cost Incurred for Construction Work of Building No.1/ Wing-_____ of the_____ Phase MahaRERA Registration Number- New Registration , Situated on Plot bearing C.T.S No. 232,233, 234, 236, 237, 238, 239, 240, 241, 242, 243, 244A, 244B, 245, 246, 247, 248, of Village- Malonde, Tal -Vasai, Dist -Palghar ,admeasuring **2945.3Sq.Mts** Construction area, being developed by **M/s. Shree Mahalaxmi Ventures**

Sir,

1. I/We **Paresh Unnarkar**, have undertaken assignment of certifying Estimated Cost for Construction Work of Building No.1 /Wing_____ of Village- Malonde, Tal- Vasai, Dist- Palghar , having MahaRERA Registration Number- **New Registration** , being developed by **M/s. Shree Mahalaxmi Ventures**

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Consulting Engineer

2. We have estimated the cost of the 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 drawings/ plans made available to us for the project under reference by the Developer / Consultants. The schedule of items and quantity for the entire work as calculated by Paresh Unnarkar Quantity surveyor * appointed by the 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 given to us.
3. We estimate total estimated cost of completion of the aforesaid project under reference as **Rs. 8,37,02,142 /** (Total of table A & B) at the time of Registration. The Estimated Total Cost of the project is with reference to the Civil, MEP, and Allied works required for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining Occupation certificate/ Completion certificate for the Building(s)/ Wing(s)/ Layout/ Plotted Development from the Vasai Virar City Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. NIL/-** (Total of Table 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 Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the project is estimated at **Rs. 8,37,02,142 /-** (Total of Table A & B).
6. Building is designed for G+11 upper storey
7. Building is approved for G+5 upper storey
8. I certify that the cost of the Civil, MEP and Allied works for the apartments and proportionate internal & external works, as per specifications mentioned in agreement of sale, of the aforesaid project as completed on the date of this certificate is as given in Table A & B below:

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TABLE –A

Building No.-1 /Wing /Layout/Plotted Development bearing number C.T.S No. 232,233, 234, 236, 237, 238, 239, 240, 241, 242, 243, 244A, 244B, 245, 246, 247, 248 or called (to be prepared separately for each Building / Wing/Layout /Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amounts
1.	Total Estimated Cost of the Building/ Wing/ Layout/ Plotted Development as on date of Registration is 30.09.2022	Rs. 8,30,02,142/-
2.	Cost Incurred as on 30.09.2022	Rs.NIL /-
3.	Work done in percentage. (As percentage of the Estimated Cost)	0.00 %
4.	Balance Cost to Be Incurred. (Based on Estimated Cost)	Rs. 8,30,02,142 /-
5.	Cost Incurred on additional/ extra items not included in the Estimated Cost (Table-C)	Rs. NIL/-

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TABLE – B

Internal & External Development Works in Respect of the Registered Phase

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 30.09.2022	Rs. 7,00,000/-
2.	Cost Incurred as on 30.09.2022	Rs.NIL /-
3.	Work done in percentage. (As percentage of the Estimated Cost)	0.00 %
4.	Balance Cost to Be Incurred. (Based on Estimated Cost)	Rs7,00,000/-
5.	Cost Incurred on Additional/Extra items not included in the Estimated Cost (Table-C)	Rs. NIL/-

Yours faithfully,



PARESH UNNARKAR

B.E.(Civil)

License No. – STR-U/ 5

PARESH UNNARKAR


Consulting Engineer

Agreed and accepted by:

Signature of Promoter

Name: M/s. Mahalaxmi Ventures Through its Partner, Mr. Pritam Patil

Date: 30.09.2022

*** NOTE**

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications 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 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 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 development of real estate project will result in amendment of the cost incurred/ to be incurred. As this is an Estimated cost, any deviation in the Quantity required for development of the Real Estate Project will result in amendment of the cost Incurred/ to be Incurred.
4. All components of work with specifications are indicative and not exhaustive.
5. Please specify if there are any deviations/ qualification. Example: any deviations in input material used from specifications in agreement of sale.

TABLE C

List of extra/ additional/deleted items considered in cost

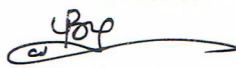
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(which were not part of the original estimate of total cost)

Sr. No.	List of EXTRA/ Additional/Deleted Items	Amount(In Rs.)
1.		
2.		

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