



Arham Constrotech Pvt. Ltd.

Project Management Consultants

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FORM-2

ENGINEER'S CERTIFICATE

Date: 13.08.2021

To

AGM VIJAYLAXMI VENTURE LLP

502, Inizio, Cardinal Gracious Road,

Opp. P & G Piazza, Chakala,

Andheri (East), Mumbai-400 099

Subject: Certificate of Cost Incurred for Development of “at” for Construction of commercial building (MahaRERA Registration Number- P51800028274)situated on the Plot bearing C.T.S. NO.46/25, Plot No.6/7 Mahakali Caves Road, Village Mulgaon, Taluka Andheri (East) demarcated by its boundaries (latitude and longitude of the end points) to the North “Existing Road - Paper Box CTS No.46/1, - to the South “CTS No.46/28” -to the East “D.P road 18/3 Mahakali Caves Road” -to the west of Division “CTS no 46/24” Village Mulgaon taluka Andheri-East District Mumbai Suburban PIN- 400 093 admeasuring Plot area – 2241 Sq.mtr(2160 Sq.mtr as per PR card) area being developed by AGM VIJAYLAXMI VENTURE LLP.

Ref: MahaRERA Registration Number P51800028274

Sir,

I MILIND PARAKH , M/s ARHAM CONSTROTECH PVT LTD have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Commercial Buildingsituated on the plot bearing C.T.S. NO.46/25, Plot No.6/7 Mahakali Caves Road, Village Mulgaon, Taluka Andheri (East) District Mumbai Suburban PIN- 400 093 admeasuring Plot area – 2241 Sq.mtr(2160 Sq.mtr as per PR card) area being developed by AGM VIJAYLAXMI VENTURE LLP.

1. Following technical professionals are appointed by Owner / Promoter :- (i) M/s.PUSHKAR CONSULTANTS as L.S. / Architect ; (ii) M/s. M.R.PATIL CONSULTING ENGINEERS PVT LTD as Structural Consultant (iii) M/s.ELECTRO-MECH CONSULTANTS PVT LTD as MEP Consultant (iv) MILIND PARAKH , M/s ARHAM CONSTROTECH PVT LTD as Quantity Surveyor
2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building 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 MILIND PARAKH ,**M/s ARHAM CONSTROTECH PVT LTD** 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 us.
3. We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as **Rs.52,00,00,000/- (Rupees Fifty Two Crore Only)**(Total of Table A and B). 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 from the **MUNICIPAL CORPORATION OF GRATER MUMBAI** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 4,92,74,279/- (Rupees Four Crore Ninety Two Lacs Seventy four Thousand Two Hundred Seventy Nine Only)**(Total of Table A and B) 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 of the subject project to obtain Occupation Certificate / Completion Certificate from **MUNICIPAL CORPORATION OF GRATER MUMBAI** is estimated at **Rs.47,07,25,721/- (Rupees Fourty Seven Crore Seven Lacs Twenty Five Thousand Seven Hundred Twenty One only)** (Total of Table A and B).
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 and B below :

TABLE A
Building Number01 or called “at”
(to be prepared separately for each Building of the Real Estate Project)

Sr.No	Particulars	Amounts
1	Total Estimated cost of the building as on 29/12/2020 date of Registration is	Rs.52,00,00,000 /-
2	Cost incurred as on 30/06/2021 (based on the Estimated cost)	Rs. 4,92,74,279 /-
3	Work done in Percentage (as Percentage of the estimated cost)	_____ %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 47,07,25,721/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____ N.A _____ /-

TABLE B
(to be prepared for the entire registered phase of the Real Estate Project)

Sr.No	Particulars	Amounts
1	Development Works including amenities and Facilities in the layout as on _____ date of Registration is	Rs. N.A /-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. N.A /-
3	Work done in Percentage (as Percentage of the estimated cost)	_____ %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. N.A /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. N.A /-

M/s.ARHAM CONSTROTECH PVT LTD



MILIND PARAKH
 Licence No.L3220

*** 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.