

S.R. CONSULTANTS

CONSULTING STRUCTURAL ENGINEERS

FORM-2
Regulation 3I
ENGINEER'S CERTIFICATE

Date: 30 June 2023

To,
M/s. Varniraj Group
201, Sitaram CHS LTD., Plot No.28,
Sector-21, Nerul, Navi Mumbai.

Sir,

Subject: Certificate of Cost Incurred for Development Work of 1 No. of Building “Neelkanth Peace” having MahaRERA Registration - **P 52000046749**, for construction of one building situated on plot bearing **Plot No. 07, Sector No. 08, Ulwe Tal. – Panvel, Dist. Raigad, Pin No. 410 206** admeasuring **599.70 sq. mts** being developed by **M/s. Varniraj Group**

1.I Subramanya Rao (SR Consultants) have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under Maha RERA, being situated on land **Plot No. 07, Sector No. 08, Ulwe Tal. Panvel, Dist. – Raigad, Pin No. 410 206** admeasuring **599.70 sq. mts.** being developed by **M/s. Varniraj Group**

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 project as per specification mentioned in agreement of sale our estimated cost calculation 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 the entire work as calculated by Shyam Pande -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 given to us.

3. We estimate Total Estimated cost of compaction of the aforesaid project under reference at **Rs. 4,75,00,000/-**(Total of Table A and B) at the time of registration the estimated total cost of project is with reference to be the Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external work as per specification mentioned in agreement of sale and for the purpose of obtaining occupation certificate completion certificate for Building(s) Wing(s) Layout plotted development from the **CIDCO Ltd.** (planning Authority) being the planning authority under whose jurisdiction the aforesaid project is being implemented .

4. The estimated cost incurred till date is calculated at **Rs. 2,53,06,100/-** (Total of Table A and B). The amount of Estimated cost incurred is calculation on the basis of input materials 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 is estimated **Rs. 2,21,93,900/-**(Total of Table A and B).

6. I certify that the cost of the civil, MEP and allied work for the apartments and proportionate 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:

312, Punit Chambers, Sector - 18, MAFCO,
Vashi, Navi Mumbai - 400 705 Tel.: 2788 8176
Email : srconsultants@yahoo.com



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TABLE A
Building – “Neelkanth Peace”
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No. (1)	Particulars (2)	Amounts (3)
1.	Total estimated cost of the building/wing as on date of Registration is	Rs. 4,51,25,000/-
2.	Cost incurred as on date of certificate (based on the Estimated cost)	Rs. 2,53,06,100/-
3.	Work done in Percentage (as Percentage of the estimated cost)	56.08%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,98,18,900/-
5.	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	Nil

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

Sr. No. (1)	Particulars (2)	Amounts (3)
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	Rs. 23,75,000/-
2.	Cost incurred as on date of certificate (based on the Estimated cost)	Rs. 0/-
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 23,75,000/-
5.	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	Nil

Note:

1.The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time so 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 the Real Estate Project will result in amendment of the cost incurred / to be incurred.

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4. All components of work with specifications are indicative and not exhaustive.

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

Table C

List of Extra/Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

Sr. No.	List of Extra/Additional/Deleted Items	Amounts (in Rs.)
1.	nil	-
2.	nil	-

Yours Faithfully,

Yours Faithfully,
For S.R. Consultants

Agreed and Accepted by:



SUBRAMANYA RAO
S. R. CONSULTANTS
REG. No. STR/R/43

(Subramanya Rao)
Consulting Structural Engineer
MCGM Registration No. STR / R /
43

Signature of Promoter
Name:
Date:

