



Annexure - B
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:- 24-07-2023

To,
M/s. SMB Properties LLP,
Shop No 3 and 4, United Emporio, Plot No. 61,
Sector - 11, Behind Ryan International School,
Raigarh, Panvel – 410210.

Subject: Certificate of Cost Incurred for Development of United Emporio having MahaRERA Registration Number P52000019207 being developed by M/s. SMB Properties LLP.

Sir,

We **S.K. Consultants & Engineers** have undertaken assignment of certifying Estimated Cost for **United Emporio** having MahaRERA Registration Number **P52000019207** being developed by **M/s. SMB Properties LLP.**

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 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 required for the entire work as calculated by 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 completion of the aforesaid project under reference as **Rs. 16,50,00,000/-** (Total of Table A and B) at the of Registration. The estimated Total Cost of project is with reference to the Civil, MEP and Allied works



SK Consultants & Engineers

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required for completion of the apartments and proportionate completion of internal & external works, as per specification 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 **City and Industrial Development Corporation of Maharashtra Limited** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 18,22,47,570/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials/services used and unit cost 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 specifications mentioned in agreement of sale, of the project is estimate at **Rs. 0/-** (Total of Table A and B).

Note: The Cost Incurred is Rs. 1,72,47,570/- more than the Estimated Cost.

6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal & external, 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 and B below:

Table A

Building/ Wing/ Layout/ Plotted Development bearing Number **P52000019207** or called **United Emporio** (to be prepared separately for each Building/ Wing/ Layout/ Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amounts (In Rs.)
1.	Total Estimated cost of the Building/ Wing/ Layout/ Plotted Development as on 09/01/2019 is	14,02,50,000
2.	Cost incurred as on 30/06/2023	15,49,10,435
3.	Work done in Percentage (As Percentage of the estimated cost)	100%
4.	Balance Cost to be Incurred ** (Based on Estimated Cost)	0
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table- C)	1,46,60,435

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 09/01/2019 is	2,47,50,000
2.	Cost incurred as on 30/06/2023	2,73,37,136
3.	Work done in Percentage (as Percentage of the estimated cost).	100%
4.	Balance Cost to be Incurred** (Based on Estimated Cost).	0
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table- C)	25,87,136

Table CList of Extra/Additional/Deleted Items considered in the cost
(which were not part of the original Estimate of Total Cost)

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

Yours Faithfully,