

FORM-2
ENGINEER'S CERTIFICATE

Date :31/01/2019

To
VARDHMAN DEVELOPERS LTD.
113, COMERCE HOUSE,
140, N. M. ROAD,
FORT,
MUMBAI- 400 023

Subject: Certificate of Cost Incurred for of Construction Work of 1 No. of Building/ Wing AAA of 1st phase of the Project [MahaRERA Registration Number] situated on the Plot bearing CTS No. 1/750, 1A/750 and 751 of Mazgaon Division demarcated by its boundaries N18°59'04.16543" E72°50'27.62943" and N18°59'03.30499" E72°50'29.59743" to the North; N18°59'00.88370" E72°50'27.63923" and N18°59'00.82425" E72°50'29.09925" to the South; N18°59'04.16543" E72°50'27.62943" and N18°59'00.88370" E72°50'27.63923" to the East and N18°59'03.30499" E72°50'29.59743" and N18°59'00.82425" E72°50'29.09925" to the West of mazgaon Division Mumbai District PIN 400 033 admeasuring 4701.11 sq.mts. area being developed by Vardhman Developers Ltd.

Ref: Maha RERA Registration Number P51900008829

Sir,

I Shankey Bafna have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, of the 1 no. Building in Phase 1 of the Project, situated on the plot bearing **CTS No. 1/750, 1A/750 and 751 of Mazgaon Division** in District Mumbai PIN 400 033 admeasuring 4701.11 sq.mts. area being developed by Vardhman Developers Ltd.

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

- (i) Shri Kalpesh Shah as L.S. / Architect ;
- (ii) M/s J. W. Consultants as Structural Consultant
- (iii) M/s Transven as MEP Consultant
- (iv) M/s /Shri Shankey Bafna 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(s) 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 Shankey Bafna 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(s) of the aforesaid project under reference as Rs. 771459777.00 (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(s) from the BMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 201684696.00 (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(s) of the subject project to obtain Occupation Certificate / Completion Certificate from BMC (planning Authority) is estimated at Rs 569775081.00 (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 AAA

Sr. No.	Particular	Amount
1	Total Estimated cost of the building/wing as on 31/12/2018 date of Registration is	756026597
2	Cost incurred as on 31/12/2018 (based on the Estimated cost)	201252567
3	Work done in Percentage (as Percentage of the estimated cost)	26.62%
4	Balance Cost to be Incurred (Based on Estimated Cost)	554774030
5	Cost Incurred on Additional /Extra Items as on 31/12/2018 not included in the Estimated Cost (Annexure A)	

TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particular	Amount
1	Total Estimated cost of the Internal and External	15433180

	Development Works including amenities and Facilities in the layout as on 31/12/2018 date of Registration is	
2	Cost incurred as on 31/12/2018 (based on the Estimated cost)	432129
3	Work done in Percentage (as Percentage of the estimated cost)	2.80%
4	Balance Cost to be Incurred (Based on Estimated Cost)	15001051.52
5	Cost Incurred on Additional /Extra Items as on 31/12/2018 not included in the Estimated Cost (Annexure A)	

Yours Faithfully

S. u. Bafna

Shankey Bafna
Signature of Engineer
(Licence No-9012464- University of Mumbai)
(BENG-2010-13777-0012464)
801/A Shatrunjay Darshan,
Byculla, Love Lane,
Mumbai- 400027