

N. H. DESAI (B.E.CIVIL)

Regn. No. STR/D/37

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DESAI & ASSOCIATES
CONSULTING ENGINEERS

6 SHIV PRASAD APARTMENT, MANCHHUBHAI ROAD, MALAD (EAST), MUMBAI - 400 097.

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: 05.11.2018

To
Jinam BB Realtors,
11, Kamala Bhavan,
Opp. Fire Brigade,
S. V. Road, Kandivali (west)
Mumbai - 400067.

Subject: Certificated of cost Incurred for Development of (Project Name For Construction of Gorai Kinara C.H.S. Ltd. building(s)/One Wing(s) of the -- Phase (MahaRERA Registration Number to be applied) situated on the Plot bearing 115, RSC-37, GORAI- II, Borivali West, Mumbai - 400092.

Demarcated by its boundaries (latitude and longitude of the end points)
Plot No. - 140 to the North By DP Road to the South Plot No. - 116 to the East Plot No. - 114 to the West of Division Borivali Village Borivali District Mumbai PIN 400092 admeasuring 625.00 sq.mts. area being developed by M/s. Jinam BB Realtors.

Ref: MahaRERA Registration Number (to be applied)

Sir,

I Narendra Desai have undertaken assignment of certifying Estimated cost for the Subject Real Estate project proposed to be registered under mahaRERA, being Gorai Kinara Building[s]/ single Wing[s] of the - phase situated on the Plot bearing 115, RSC-37, GORAI- II, Borivali West, Mumbai - 400092 admeasuring 625.00 sq.mts. area being developed by [Owner/Promoter]

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

- i. M/s/Shri A. R. Mehta as L.S/ Architect;
- ii. M/s/Shri Narendra H. Desai as Structural consultant
- iii. M/s/Shri Subhash V. Sheth Plumbing Consultant
- iv. M/s/Shri Piyush Damani as Quantity Surveyor * (Site Supervisor)

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2. We have estimated the cost of the completion to obtain Occupation Certificated/Completion certificate, of the Civil, MEP and Allied works, of the Buildings[s] of the project. Our estimated cost calculation 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 Piyush Damani quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and the 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. 13,53,97,000/- (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 MCGM being the planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is Calculated at Rs. 3,00,000/- (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 work of the Building (s) of the subject project to obtain Occupation Certificate / Completion Certificate from MCGM (Planning Authority) is estimated at Rs. 13,50,97,000/- (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied works for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE A

Building bearing Plot Number 115 or called GORAI KINARA CHS LTD
(to be prepared separately for each Building /Wing of the real Estate Project)

Sr. No.	Particulars	Amounts
1	Total estimated Cost of the building / wing as on <u>05/11/2018</u> date of Registration is	Rs. <u>12,97,56,000/-</u>
2	Cost incurred as on <u>05/11/2018</u> (based on the Estimated cost)	Rs. <u>NIL</u>
3	Work done in percentage (as Percentage of the estimated cost)	<u>0%</u>
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. <u>12,97,56,000/-</u>
5	Cost Incurred on Additional / Extra Items as on <u>05/11/2018</u> not included in the Estimated Cost(Annexure A)	Rs. <u>NIL</u>

TABLE B

Sr. No.	Particulars	Amounts
1	Total estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on <u>05/11/2018</u> date of Registration is	Rs. <u>56,41,000/-</u>
2	Cost incurred as on <u>05/11/2018</u> (based on the	Rs. <u>3,00,000/-</u>


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	Estimated cost}	
3	Work done in percentage (as Percentage of the estimated cost)	5%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. <u>53,41,000/-</u>
5	Cost Incurred on Additional / Extra Items as on <u>05/11/2018</u> not included in the Estimated Cost(Annexure A)	Rs. <u>NIL</u>

Yours Faithfully



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Signature of Engineer

(N.H.DESAI)

Reg. No:- STR/D/37

Proprietor

(Licence No. __)

***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 a 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.

Annexure A

List of Extra/ Additional Items executed with cost

(Which were not part of the original Estimate of Total cost)

----- Nil -----

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