

UJAS R. LIMBANI

CONSULTING STRUCTURAL ENGINEER

R.C.C SPECIALISTS

A/5 SHEETAL APARTMENT, N.M ROAD, NEW MANEKLAL ESTATE, GHATKOPAR (WEST),
MUMBAI-400 086. CONTACT NO.: - +91-9820292289

Annexure - B

FORM-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

To,

Date: 04/01/2024

M/S Ganesh Chhaya Construction LLP,
102 Karma Sandesh-2, Janta Colony Marg,
Ghatkopar (E).
Mumbai - 400077.

Subject: Certificate of Approximate Cost to Construction Work of redevelopment of Rajshree Aashiyana having MaharRera Registration Number [P51800046829] being developed by Ganesh Chhaya Construction LLP plot No. 80 of Town Planning Scheme Ghatkopar No. III, Building No. 80 situated at Ganesh Chhaya, R.B. Mehta Road, Ghatkopar (East), Mumbai – 400 077.

Sir,

I/We **Mr. Ujas R. Limbani** have undertaken assignment as an Engineer for Estimating Approximate Construction Cost for the Subject Real Estate Project to be registered under MahaRERA for the Construction Work of redevelopment of existing plot No. 80 of Town Planning Scheme Ghatkopar No. III, Building No. 80 situated at Ganesh Chhaya, R.B. Mehta Road, Ghatkopar (East), Mumbai – 400 077 The plot admeasuring 778 sq.mts. area being developed by **M/s. Ganesh Chhaya Construction LLP**. C.A. to Ganesh chhaya C.H.S. Ltd.

1. Following Technical Professionals are appointed by Owner/Promoter: -

(i) M/s. K.R Architects

as an Architect

(ii) M/s. Sura & Associates

as Structural Consultant

(iii) M/s. Urja Building Services Consultants Pvt Ltd
(Mr. Mandar Bhilkar)

as MEP Consultant


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2. We have estimated the approximate cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and Allied works, of the Buildings 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

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items and quantity for the entire work as calculated by office Engineer appointed by the 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 Approximate Cost of completion of the building of the aforesaid project under reference Rs. 5,70,60,300/- (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 BMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date 31-12-2023 is calculated at Rs. 4,37,73,975.71/- (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 Mhada (Planning Authority) is estimated at Rs. 1,32,86,324.29/- (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 called Rajshree Aashiyana		
Sr. No.	Particular	Amt in Rs.
1	Total Estimated cost of the building As on 31/12/2023	4,27,95,000/-
2	Cost incurred as on 31/12/2023 (based on the estimated cost)	3,95,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	92.30%
4	Balance cost to be Incurred (Based on Estimated Cost)	32,95,000/-


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TABLE B		
Sr. No.	Particular	Amt in Rs.
1	Total Estimated cost of the Internal and External Developments Works including amenities and Facilities in the layout as on 31/12/2023	1,42,65,000.00
2	Cost incurred as on 31/12/2023 (based on the estimated cost)	42,73,975.71
3	Work done in Percentage (as Percentage of the estimated cost)	29.96%
4	Balance cost to be Incurred (Based on Estimated Cost)	99,91,024.29

Thanking You.

Yours truly,



Ujas R. Limbani

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STRUCTURAL CONSULTANT

Licence No. STR/L/26

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***NOTE**

The scope of work is to complete entire Real estate Project as per drawing approved from time to time so as to obtain Occupation/Completion Certificate.

(*) 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 (*).

The estimated cost includes all labour material equipment and machinery required to carry out entire work,

As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will results in amendment of the cost incurred/to be incurred.

All Components od work with specifications are indicative and not exhaustive.


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**MUNICIPAL CORPORATION OF GREATER MUMBAI
OFFICE OF CITY ENGINEER
STRUCTURAL ENGINEER LICENCE**

License No./STR:840004499

Existing BP no.:STR/L/26

Date : 28.04.2023



Structural Licensees Name: Mr. UJAS RAMESH LIMBANI

Address:

A 5,
A 5, SHEETAL APARTME
NEW MANEKLAL ESTATENARSIH MEHTA ROAD, NEAR JAGRUTI
NAGAR ME,NARSIH MEHTA ROAD, NEAR JAGRUTI NAGAR ME
GHATKOPER WESTMUMBAI,MUMBAI,
MUMBAI,
400086

Licence Validity:

01.04.2023 To 31.03.2024

Structural Engineer:

License granted up to 12 (twelve) meter above average ground level.

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Structural Engineer Licensees
Specimen Signature

For City Engineer
Municipal Corporation of Greater
Mumbai

Office of the Dy.Chief Engineer (Building Proposals) City
New Municipal Building, Bhagwan Walmiki Chowk, Vidyalankar Marg,
Opp. Hanuman Mandir, Antop Hill, Wadala (East),Mumbai - 400037.