

CONSULTING ENGINEER & ARCHITECT

602/87, Poonam Complex, Shanti Park, Mira Road (E), Thane - 401107

MOB:9221209504/8169514878,**EmailID:**droplettc@gmail.com

Form 2 (See Regulation 3) Engineer's Certificate

To be submitted at the time of registration for ongoing report and for withdrawal of money from designated account –(Project wise)

To,

Date – 10/01/2023

Mr. Rahul Rajwade

M/s Swara Constructions

G-1, Pragati Building,

Paranjape "B" Scheme Road

No.2, Vile Parle East, Mumbai

400057.

Subject: Certificate of cost Incurred for Re-Development of Nav-Vikas CHS Ltd. comprising of the Project [under Maha RERA Registration No. **P51800046341**] situated on the Land Bearing CTS No. 166/A of Village Vile Parle East, situated in K/East Ward, Subhash Road, Vile Parle East, Mumbai demarcated by its boundaries (latitude and longitude of the end points) 72 51 07.705 – 19 06 29.569, 72 51 07.728 – 19 06 30.358, 72 51 08.327 – 19 06 29.539, 72 51 08.407 – 19 06 30.335 of the village Vile Parle East, taluka Andheri, Mumbai PIN 400057. Plot area admeasuring 475.30Sq.mts. being developed by M/s. Swara Constructions, C. A. to Society

Sir,

I Mr. Vinay Singh has undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project under project registration number **P51800046341**, being Building situated on the Land Bearing CTS No. 166/A of Village Vile Parle East, situated in K/East Ward, Subhash Road, Vile Parle East, Mumbai, Plot Area admeasuring 475.30sq.mts. Being re-developed by M/s Swara Constructions, C. A. to Society

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1. Following technical professionals are appointed by Owner / Promoter: -
 - (i) Shri. Amber V. Natekar as Architect/ Licensed Surveyor.
 - (ii) Shri. K. C. Shah as Structural Consultant.
 - (iii) Mr. Basawanappa C. Nandepgolas Quantity Surveyor
 - (iv) Mr. Rakesh Patel as Engineer
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 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 quantity Surveyor Mr. Basawanappa C. Nandepgol appointed by the Developer, 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. 8,00,00,000/- (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 under reference from the MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

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4. The Estimated Cost Incurred till date is calculated as Rs. 1,15,00,000/- (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 works of the Building in the plot under reference to obtain Occupation Certificate / Completion Certificate from MCGM (planning Authority] is estimated at Rs. 6,85,00,000/-(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 Known as "NavVikas Co- Operative Housing Society LTD" having on the Land Bearing CTS No. 166/A of Village Vile Parle East, situated in K/East Ward, Subhash Road, Vile Parle East, Mumbai -400057.

Sr. no.	Particulars	Amount
1	Total Estimated construction cost of the building comprising of as on 26-05-2022 is	Rs. 4,50,00,000/-
2	Cost incurred as on 31-12-2022 (based on the Estimated cost)	Rs. 1,15,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	25.55%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,35,00,000/-
5	Cost Incurred on Additional / Extra Items as on 31-12-2022 not included in the Estimated Cost (Annexure A)	Rs. 25,00,000/-

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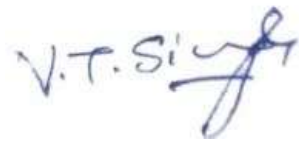
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TABLE – B

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

Sr. no.	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 26-05-2022 date of Registration is	Rs. 3,00,00,000/-
2	Cost incurred as on 31-12-2022 (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. 3,00,00,000/-
5	Cost Incurred on Additional / Extra Items as on 31-12-2022 not included in the Estimated Cost (Annexure A)	Rs. 25,00,000/-

Yours Faithfully,



(Signature of Engineer)

Engineers Name: Vinay T. Singh

MCGM LIC NO S/688/SS-II

Date –10/01/2023

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*** 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 quantity Surveyor being appointed by Developer.
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.