



FORM-2
ENGINEER'S CERTIFICATE

Date: 03.06.2022

To,
M/s. Maverick Realtors
A-Wing, 14th Floor, O2 Galleria,
Dalmia Estate, Asha Nagar,
Mulund West, Mumbai-400080

Sub: Certificate of Cost Incurred for Development of "Devpuri Co-operative Housing Society Ltd." for the Work of proposed redevelopment of residential building (Maha RERA Registration Number) situated on the Plot No. 101, bearing CTS No. 195/82, demarcated by its boundaries (latitude and longitude of the end points)
1) LAT : N19°04'31.593", LON : E72°54'37.654 "
2) LAT : N19°04'31.986", LON : E72°54'38.114 "
3) LAT : N19°04'31.163", LON : E72°54'38.881 "
4) LAT : N19°04'30.775", LON : E72°54'38.422 "
Garodia Nagar, Ghatkopar (East), Mumbai 400077, N-Ward Mumbai Suburban, admeasuring 619.70 Square Meters are being developed by MAVERICK REALTORS.

Ref: MahaRera Registration No.

Dear Sir,

I Shri Pravin Pitale have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Work of 01 No. of proposed redevelopment of residential building situated on the plot bearing CTS No. 195/82 situated at Garodia Nagar, Ghatkopar (East), Mumbai 400077, N-Ward Mumbai Suburban, Mumbai 400 077 known as "Devpuri Co-Operative Housing Society Ltd."

1. Following technical professionals are appointed by Owner / Promoter :-
- Mr. Rajesh R. Khandeparkar** of M/s. V. S. Vaidya & Associates as L.S. / Architect;
 - Mr. Gautam U. Chande** of M/s. U. D. Chande as Structural Consultant
 - Mr. Hemantkumar Pandey** as Quantity Surveyor*



9, Samadhan, Kesar Baug,
Mulund (E), Mumbai - 400081
Tel.: 98210 06752

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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 quantity Surveyor* appointed by 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. 14,31,31,884/- (Rupees Fourteen crore Thirty One lakh thirty one thousand eight hundred eighty four only) (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. 41,76,424/- (Rupees Forty one lakh seventy Six thousand four hundred twenty four only) (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 M.C.G.M. is estimated at Rs. 13,89,55,460/- (Rupees thirteen crore eighty nine lakh fifty Five thousand Four hundred sixty only) (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:



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TABLE A

Building /Wing bearing Number or called
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amount
1	Total Estimated cost of the building/wing as on date of Registration	126,951,884.00
2	Cost incurred as on 07.06.2022 (based on the Estimated cost)	3,677,989.00
3	Work done in Percentage (as Percentage of the estimated cost)	3%
4	Balance Cost to be Incurred (Based on Estimated Cost)	123,273,895.00
5	Cost Incurred on Additional /Extra Items as on 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.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 07.06.2022 date of Registration is	16,180,000.00
2	Cost incurred as on 07.06.2022 (based on the Estimated cost)	498,435.00
3	Work done in Percentage (as Percentage of the estimated cost)	3%
4	Balance Cost to be Incurred (Based on Estimated Cost)	15,681,565.00
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost(Annexure A)	Nil

Thanking you,
Yours Faithfully,

(Pravin B. Pitale) B.E. (Civil)



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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 office of Engineer or can be done by an independent Quantity Survey or, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity survey or 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.