



GR CONSULTANTS

CONSULTING STRUCTURAL ENGINEERS

STRUCTURAL DESIGN * POST TENSION * STRUCTURE AUDIT * PROJECT MANAGEMENT

महाराष्ट्र शासन राजपत्र असाधारण भाग चार-क, डिसेंबर २२, २०२१/पौष १, शके १९४३

Annexure-B

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: 30/09/2023

To,
Mr. Rajkumar (Rajmal) B. Chaplot
Proprietor KBC Developers,
Bhabola Bangli Road,
Vasai (W) 401 207 Dist. Palghar

Subject: Certificate of Cost incurred for Development of Residential with Shopline Building 01 Nos. (Wing_NIL_) Known as KBC Heritage situated on land bearing New S.No. 205, (Old S.No. 199) H.No.10 Village: Sandor, Tal: Vasai, Dist: Palghar having MahaRERA Registration Number _P99000047029_ (Only Applicable after project Registration) being developed by M/s KBC Developers.

Sir,

1. I/We _Mohammad Shoeb Bhati_ have undertaken assignment of certifying Estimated Cost for **KBC Heritage** having MahaRERA Registration Number _P99000047029_ (Only Applicable after Project Registration being developed by M/s KBC Developers.
2. I/We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Developer/Consultants. The schedule of items and quantity required for the entire work as calculated by _Mohammad Shoeb Bhati_ Quantity Surveyor* appointed by Developer/Engineer, the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us to ascertain/confirm the above analysis given to us.
3. I/We estimate Total Estimated Cost of completion of the aforesaid project under reference at Rs_3,52,98,753/-_ (Total of table A and B) at the time of Registration. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal and external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate/completion certificate for

MOHAMMAD SHOE B BHATI
AM187839-8

303, Patil & Pawar Building, Opp. SBI Bank, Station Road, Vasai (W) 401 202.

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the building(s)/Wing(s)/Layout/Plotted Development from the _Vasai Virar City Municipal Corporation (VVCMC)_ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost incurred till date is calculated at Rs. _02,78,51,483/-_ (Total of Table A and B) the amount of Estimated Cost incurred is calculated on the basis of amount of Total Estimated Cost.
5. The Balance Cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the Project is estimated at Rs. _74,47,270/-_ (Total of Table A & B).
6. I/We certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal and external works as per specifications mentioned in agreement of sale, of the aforesaid project as completed on the date of this certificate is as given in table A and B below:

TABLE A

Building/Wing/Layout/Plotted Development bearing number _____ or called _
_____KBC Heritage (Wing _NIL_)

(To be prepared separately for each Building/Wing/Layout/Plotted Development of the Real Estate Project)

Sr. No	Particulars	Amount (In Rs.)
1	Total Estimated Cost of the Building/Wing/Layout/Plotted Development as on date of Registration is	03,34,98,753/-
2	Cost incurred as on date of certificate	02,73,01,483/-
3	Work done in percentage (as Percentage of the estimated cost)	81.50%
4	Balance Cost to be incurred** (Based on Estimated Cost)	61,97,270/-
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	_NIL_

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Shoeb Bhati
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TABLE B

Internal and External Development Works in respect of the Registered Phase.

Sr. No	Particulars	Amount (In Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and facilities in the layout as on date of Registration is	18,00,000/-
2	Cost Incurred as on date of certificate	05,50,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	30.55%
4	Balance Cost to be incurred (Based on Estimated cost)	12,50,000/-
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	NIL

Yours faithfully,

MOHAMMAD SHOE B BHATI

Shoe B Bhati
AM187839-8

Mohammad Shoeb Bhati

Local Authority licence number _____ (if applicable)

Agreed and accepted by:

Signature of promoter
Signature of promoter
Name: *21/11/23*
Date: *30-9-23*

Note:

1. The scope of work is to complete Register Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.
2. (*) 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 the Developer, the name of the person 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. (**) Balance Cost to be incurred (4) may vary from Difference between Total Estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required/escalation of cost etc. 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.
4. All components of work with specifications are indicative and non-exhaustive.
5. Please specify if there are any deviations/qualifications, Example: Any deviations in input material used from specifications in agreement of sale.

Table C

List of Extra/Additional/Deleted Items considered in Cost
(Which were not part of the original Estimate of Total Cost)

Sr. No	List of Extra/Additional/Deleted Items	Amount (In Rs.)
1		
2		