

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

30-09-2023

To

M/s. Adityaraj Builders and Developers
Shop No-7, Building No.53,
Vidya darshan C.H.S,Tagore Nagar,
Vikhroli (E), Mumbai-400083.

Subject : Certificate of Cost Incurred for Development of Project Name:-Sai Adityaraj, Pantnagar Suvarnatula C.H.S. LTD. for Construction of 16 Floors (one) building (s)/ Two Wing (s) of the _____ Phase (MahaRERA Registration Number P51800047324) situated on the Plot bearing 94, Survey No. 236 - A (Part) City Survey No. 184 Final Plot no 94 demarcated by its boundaries of Division _____ village Ghatkopar Kirol taluka Kurla District Mumbai admeasuring 873.35 sq.mts. area being developed by Mr. Rohit Gul Vatiani Partner of M/s. ADITYARAJ BUILDERS AND DEVELOPERS.

Ref : MahaRERA Registration Number P51800047324.

Sir, I, Navinderpal Singh have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 94 Building(s)/ Two Wing(s) of the _____ Phase situated on the plot bearing 94, **Survey No. 236 - A (Part) City Survey No. 184]** Final Plot no 94 of Division village – village Ghatkopar Kirol taluka Kurla District Mumbai 400 075 admeasuring 873.35 sq.mts. area being developed by **Mr. Rohit Gul Vatiani** Partner of **M/s. ADITYARAJ BUILDERS AND DEVELOPERS.**

- Following technical professionals are appointed by Owner / Promoter :-
 - Shri Ankit M. Makani as Architect;
 - Shri. Vikas V. Gokhale of M/s. asc associated consultants as Structural Consultant
 - Shri Navinderpal Singh as Quantity Surveyor *
- 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 Navinder pal



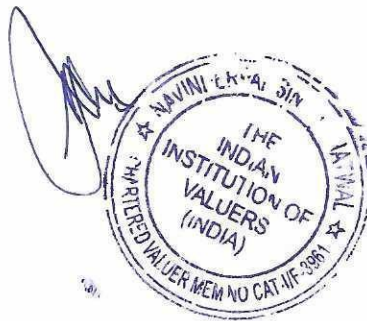
Singh quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 27,00,00,000/- (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(s) from the M.C.G.M. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 3,51,00,000/- (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(s) of the subject project to obtain Occupation Certificate / Completion Certificate from M.C.G.M. (planning Authority) is estimated at Rs. 23,49,00,000/- (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 /Two Wing, bearing Number 94 or called **Pantnagar Suvarnatula C.H.S. 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 30-09-2023 date of Registration is	Rs.27,00,00,000/-
2	Cost incurred as on 30-09-2023 (based on the Estimated cost)	Rs. 3,51,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	13%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 23,49,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost	Nil



	(Annexure A)	
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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 date of Registration is	Nil
2	Cost incurred as on _____ (based on the Estimated cost)	Nil
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Nil
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Nil

Yours Faithfully,

Signature of Engineer
(Licence No. CAT-I/F-3961)



*** 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 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)

