

BINDESH C. CHITALIA B.E. (Civil)

- Licence Surveyor
- Consulting Structural Engineer
- Project Management Consultant



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: 06/01/2023

To,
K. MEHTA & CO.
A/203, 204, Victory Park,
Chandavarkar Road,
Borivali (West),
Mumbai – 400 092

Subject: Certificate of the cost incurred for development of Shree Yashodhan (Umakant CHS Ltd) for construction of building 1 wing(s) of the - phase Maha RERA Registration Number (P51800047642) situated on the plot bearing F.P No. 63 of TPS I of Borivali – West and having corresponding CTS No. 536/A/1, admeasuring 1219.00 Sq. Mts. of Village Borivali, Ramdas Sutrale Marg, Borivali (West), Mumbai – 400 092 Demarcated by its boundaries (latitude and longitude of the end points)

19°13'54.12"N and 72°51'13.05"E to the North
19°13'54.11"N and 72°51'14.67"E to the South
19°13'53.25"N and 72°51'14.65"E to the East
19°13'53.30"N and 72°51'13.02"E to the West

Village Borivali, Ramdas Sutrale Marg, Borivali (West), Mumbai – 400 092
Admeasuring 1219.00 Sq. Mts. Area being developed by said K. Mehta & Co

Sir,

I Bindesh C. Chitalia have undertaken assignment of certifying Estimated cost for the subject real estate project proposed to be registered under MAHA RERA being building, 1 Wing(s) of the -- phase situated on the plot bearing F.P No. 63 of TPS I of Borivali – West and having corresponding CTS No. 536/A/1, admeasuring 1219.00 Sq. Mts. of Village Borivali, Ramdas Sutrale Marg, Borivali (West), Mumbai – 400 092 being developed by said K. Mehta & Co.

1 Following technical professionals are appointed by OWNER/Promoter:-

1. Mr. Manish M. Shah.....as L.S/Architect
2. Mr. Hiren M. Tanna as Structural Consultant
3. Mr. Kamlesh Rajak of M/s. ECO MEP Consultant as MEP Consultants
4. Mr. Bindesh Chitalia as Site Supervisor / Quantity Surveyor / Engineer*

Correspondence Add.:

B/4, Radha Krishna Gokuldharm Apartments, S.V. Road, Borivli (West), Mumbai- 400 092
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2 We have estimated the cost of the civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external work of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the Drawing/plans made available to us for the project under reference by the Developer and consultants. The schedule of items and Quantity for the entire work as calculated by Mr. Bindesh C. Chitalia 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 to ascertain/confirm the above analysis given to us.

3 We estimated the total estimated cost of completion of the building of the aforesaid project under reference as Rs. 18,93,65,965/- (Total of table A and B). 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 & external work of the project as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate/completion certificate for the building (s)/Wing/Layout/Plotted Development 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. 4,71,43,820/- (Total of table A and B). The amount of Estimated cost incurred is calculated on the basis of input Materials/ services used and unit cost of these items.

5 The Balance cost of completion of the civil, MEP and Allied works for completion of the the apartments and proportionate completion of internal & external work of the project as per specifications mentioned in agreement of sale of the project is estimated at Rs. 14,22,22,145/- (Total of table A and B)

6 I certify that the cost of the civil, MEP and allied works for completion of the apartments and proportionate completion of internal & external work of the project 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 called "UMAKANT CHSL"

(To be prepared separately for each building/Wing of the real Estate project)

Sr no	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building /Wing/ layout / Plotted Development as on date of 31.12.2022	18,56,89,770/-
2	Cost incurred as on 31.12.2022 (Based on the estimated cost)	4,71,43,820/-
3	Work done in percentage (as percentage of the estimated cost)	25.39%
4	Balance cost to be incurred** (Based on Estimated Cost)	13,85,45,950/-
5	Cost incurred on additional/Extra Items not included in the estimated cost (Table C)	-----



TABLE B

(Internal & External Development works in respect of the Registered Phase)

Sr No.	Particulars	Amounts (Rs.)
1	Total estimated cost of the Internal and External Development works including amenities and Facilities in the layout as on 31.12.2022	36,76,195/-
2	Cost incurred as on 31.12.2022 (Based on the estimated cost)	NIL
3	Work done in percentage (as percentage of the estimated cost)	NIL
4	Balance cost to be incurred (Based on estimated cost)	36,76,195/-
5	Cost incurred on Additional/Extra Items As on -- not included in The estimated cost(Table - C)	-----

Work completed & certified 24.90% out of the total work (Total of Table A & Table B)

Yours Faithfully,



Signature of Engineer

(Licence No. C/103/L.S.)

Agreed and Accepted by:

Signature of Promoter

Name:

Date:

TABLE C

List of Extra/Additional items executed with cost

(Which were not part of the original estimated of total cost)

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



***Note**

1. The scope of work is to complete entire Real estate project as per drawing 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 specification are indicative and not exhaustive

