

- Licence Surveyor
- Consulting Structural Engineer
- Project Management Consultant



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: 19.7.2023

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

Subject: Certificate of the cost incurred for Redevelopment of "Jay Shrinath CHSL" (Shreeji Tower) for construction of One building having 2 wing(s) of the Single phase having MAHARERA Registration No. P51800029479 situated on the Land bearing No. C.T.S. No. 2467 (New CTS No. 2467/A), demarcated by its boundaries and having C.T.S No 2468 of Village Eksar towards North, C.T.S No 2466 of village Eksar towards South, C.T.S No 2472A, 2473A & 2474A of village Eksar towards East, 27.40 mtrs wide Mandpeshwar Road towards West, of Village Eksar, at 27.40 mtrs wide Mandpeshwar Road Borivali(West), Mumbai – 400092 Demarcated by its boundaries (latitude and longitude of the end points)

19°14'12.184" N and 72°51'19.731" E To the North
19°14'11.482" N and 72°51'19.75 " E To the South
19°14'11.992" N and 72°51'20.749" E To the East
19°14'12.184" N and 72°51'18.693" E To the West

Village-Eksar, Taluka- Borivali, Mumbai Suburban District Pin-400 092
Admeasuring 2340.00 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 , 2 Wing(s) of the -- phase having MAHARERA Registration No. P51800029479 situated on the plot bearing old CTS No.2467 (New CTS No. 2467/A), Village Eksar, Taluka Borivali, Mandpeshwar Road, Borivali (West), Mumbai – 400092 Admeasuring 2340.00 sq. mts. Area being developed by said K. Mehta & Co.

Correspondence Add.:

B/4, Radha Krishna Gokuldharm Apartments, S.V. Road, Borivli (West), Mumbai- 400 092.
Tel.: 022- 2807 7468 • Mobile: 9821010570 • E-mail : bindeshchitalia@yahoo.com

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 works 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 required for the entire work as calculated by Mr. Bindesh C. Chitalia 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 We estimated the Total Estimated cost of completion of the building of the aforesaid project under reference as Rs. 34,19,74,164/- (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, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate/completion certificate for the building (s) / Wing(S) / 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. 20,86,18,563/- (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 apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the project is estimated at Rs.13,33,55,601/- (Total of table A and B)

6 I certify that the cost of the Civil, MEP and Allied work for the apartments and proportionate internal & 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 called "SHREEJI TOWER"

(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 31/3/2022	32,94,27,399/-
2	Cost incurred as on date of certificate	20,86,18,563/-
3	Work done in percentage (as percentage of the estimated cost)	63.33%
4	Balance cost to be incurred ** (Based on revised Estimated Cost)	12,08,08,836/-
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 date 31/03/2022	1,25,46,764/-
2	Cost incurred as on date of certificate	NIL
3	Work done in percentage (as percentage of the estimated cost)	NIL
4	Balance cost to be incurred (Based on estimated cost)	1,25,46,764/-
5	Cost incurred on Additional/Extra Items not included in The estimated cost(Table – C)	-----

Work certified @ 61.00% out of the total work.

Yours Faithfully,



Bindesh C. Chitalia

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

Agreed and Accepted by:

Signature of Promoter

Name:

Date:

Note:

1. The scope of work is to complete Registered Real estate project as per drawing 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 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. (**) 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 the development of the Real Estate Project will result in amendment of the cost incurred/ to be incurred.
4. All components of work with specification are indicative and not exhaustive.
5. Revised Estimation is done on the basis of escalation of Material and Labour Cost.
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 items executed with cost

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

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

