

**HARESH K. BHATIA** B.E.CIVIL

802-MAHAVIR PALACE, HINGWALA LANE, GHATKOPAR (EAST), MUMBAI 400 077 • TEL. NO. : 9821105121

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 :30-06-2023

To,  
Mahendra Ravjibhai Makwana  
Hemkunj Vallabhbaug Lane,  
Mumbai-400077

Subject : Certificate of Cost Incurred for Development Hem Kunj having MahaRERA Registration Number P51800047837 being developed by Shri Mahendra Ravjibhai Makwana  
Sir,

1. I, Hareesh K. Bhatia have undertaken assignment of certifying Estimated Cost for Hem Kunj having MahaRERA Registration Number P51800047837 being developed by Shri Mahendra Ravjibhai Makwana
2. I have estimated the cost of Civil, MEP and Allied works required for the completion of the apartments and proportion completion of internal & external work of the project as per specifications mentioned in the 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 and Consultants. The Schedule of items and quantity for the entire work as calculated by Hareesh K. Bhatia 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 me.
3. I estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 7,75,00,000/-** ( 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 internal & external works, as per specifications mentioned in the agreement of sale and 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. 4,55,00,000/-** (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 apartments and proportionate completion of internal & external works as per specification mentioned in the agreement of sale, of the Project is estimated at **Rs. 3,20,00,000/-** ( Total of Table A and B).

# HARESH K. BHATIA

B.E.CIVIL

802-MAHAVIR PALACE, HINGWALA LANE, GHATKOPAR (EAST), MUMBAI 400 077.

TEL.NO. : 25010574 MOBILE NO. : 9821105121

6. I certify that the Cost of the Civil, MEP and allied work for the apartments & proportionate internal & external works, as per specifications mentioned in agreement of sale, of aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

**TABLE A**

Building /Wing called Hem Kunj

(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 date of Registration is            | <u>Rs. 7,00,00,000/-</u> |
| 2      | Cost incurred as on date of certificate 30-06-2023                                 | <u>Rs. 4,55,00,000/-</u> |
| 3      | Work done in Percentage (as Percentage of the estimated cost )                     | 65 %                     |
| 4      | Balance Cost to be Incurred (Based on Estimated Cost)                              | <u>Rs. 2,45,00,000/-</u> |
| 5      | Cost Incurred on Additional /Extra Items included in the Estimated Cost (Table- C) |                          |

**TABLE B**

Internal & Extrnal Development Works in Respect of Registered Phase

| 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 | <u>Rs. 75,00,000/-</u> |
| 2       | Cost Incurred as on date of Certificate                                                                                                            | ----                   |
| 3       | Work done in Percentage (as Percentage of the estimated cost).                                                                                     | 0 %                    |
| 4       | Balance Cost to be incurred (Based on Estimated Cost)                                                                                              | <u>Rs. 75,00,000/-</u> |
| 5       | Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table - C)                                                            | ---                    |

(Licence No. N.A. )

HARESH K. BHATIA  
802-MAHAVIR PALACE, HINGWALA LANE,  
GHATKOPAR (E), MUMBAI - 400077.

Yours Faithfully,

*HKBhatia*  
Signature of Engineer.