



:- Row House- 4, Dheeraj Saveria,
Opp. Siddharth Nagar,
Borivali-E, Mumbai-400066.
:-022-65205618 FAX: 022-28851641
Email :-mail@nexuspspl.com
Web :- www.nexuspspl.com



Project Solutions Pvt. Ltd

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 30.06.2017

To,

1. **M/s. Kunjan Planners Pvt. Ltd.**
Rolex House, S. V. Road,
Near Old Police Station,
Malad (West),
Mumbai - 400 064.
2. **M/s. Rashi Developers**
101, Shanti Sadan, Near Mc. Donald's,
Lokhandwala Complex,
Andheri (West), Mumbai - 400 053.

Subject: Certificate of Cost Incurred for Development of RASHI TOWER for construction of its only building situated on the Plot bearing CTS No. **620A/1A/4A/1C & 620C** demarcated by its boundaries (latitude and longitude of the endpoints) 19.172238, 72.871984 to the North 19.172115, 72.871965 to the South 19.172149, 72.872037 to the East 19.172149, 72.872037 to the West Village Malad, Taluka Borivali in the Registration Sub-District of Mumbai Suburban, lying being and situate at Gokuldham, Opp. Aarey Bhasker Club, Next to Ryan International School, Goregaon (East), Mumbai - 400 097 admeasuring **5935.48** sq.mts. area being developed by M/s Rashi Developers and complete Scheme is Sanctioned in the name of M/s. Kunjan Planners Pvt. Ltd.

Re : MahaRERA Registration Number _____

Sir,

I Kailash Anwala of M/s. Nexus Project Solutions Pvt. Ltd have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being One Building of the project RASHI TOWER situated on the plot bearing CTS No. **620A/1A/4A/1C** demarcated by its boundaries (latitude and longitude of the endpoints) 19.172238, 72.871984 to the North 19.172115, 72.871965 to the South 19.172149, 72.872037 to the East

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19.172149, 72.872037 to the West Village Malad, Taluka Borivali in the Registration Sub-District of Mumbai Suburban, lying being and situate at Gokuldham, Opp. Aarey Bhasker Club, Next to Ryan International School, Goregaon (East), Mumbai - 400 097 admeasuring **5935.48** sq.mts. area being developed by M/s. Rashi Developers and complete Scheme is Sanctioned in the name of M/s. Kunjan Planners Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter :—

- (i) Shri. Sachin Jadhav of M/s. Ken Assist as L.S. / Architect ;
- (ii) Shri. Kailash Anwala of M/s. Nexus Project Solutions Pvt. Ltd. as Structural Consultant
- (iii) Shri. Kailash Anwala of M/s. Nexus Project Solutions Pvt. Ltd. as Quantity Surveyor

2. 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 Mr. Kailash Anwala 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. 32,97,00,000/- (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 Slum Rehabilitation Authority (SRA) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 11,84,87,361/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

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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 Slum Rehabilitation Authority (SRA) (planning Authority) is estimated at Rs. 21,12,12,639/- (Total of Table 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 called RASHI TOWER (Rehab Building no.-4)
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts Rs.
(1)	(2)	(3)
1	Total Estimated cost of the building/wing as on 30.06.2017 date of Registration is	437,00,000/-
2	Cost incurred as on 30.06.2017 (based on the Estimated cost)	40,00,156/-
3	Work done in Percentage (as Percentage of the estimated cost)	9.15 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	396,99,844/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NA

TABLE A
Building called RASHI TOWER(Sale building no.-3)

Sr. No	Particulars	Amounts Rs.
(1)	(2)	(3)
1	Total Estimated cost of the building/wing as on 30.06.2017 date of Registration is	28,60,00,000/-
2	Cost incurred as on 30.06.2017 (based on the Estimated cost)	11,44,87,205/-
3	Work done in Percentage (as Percentage of the estimated cost)	40.03 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	17,15,12,795/-



(Handwritten signature)



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5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NA
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TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts Rs.
(1)	(2)	(3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30.06.2017 date of Registration is	32,97,00,000/-
2	Cost incurred as on _____ (based on the Estimated cost).	11,84,87,361/-
3	Work done in Percentage (as Percentage of the estimated cost).	35.94 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	21,12,12,639/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	N.A.

Yours faithfully,



KAILASH ANWALA
(License No. NA)

*** 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



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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)



**जय नारायण व्यास विश्वविद्यालय
जोधपुर**

(पूर्व जोधपुर विश्वविद्यालय)

प्रमाणित किया जाता है कि

कैलाश आंवला

ने इस विश्वविद्यालय से 1998 की परीक्षा में

बैचलर ऑफ इंजीनियरिंग

सिविल इंजीनियरी

की उपाधि प्रथम श्रेणी में प्राप्त की

**JAI NARAIN VYAS UNIVERSITY
JODHPUR**

(ERSTWHILE UNIVERSITY OF JODHPUR)

This is to certify that

KAILASH ANWALA

obtained the degree of

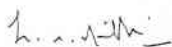
BACHELOR OF ENGINEERING

CIVIL ENGINEERING

of this University in the

Examination of 1998 and that

he/she was placed in the First Division



Vice-Chancellor

वाइस-चान्सलर

जुलाई 8, 2000



