

Form 2
ENGINEER'S CERTIFICATE

To,
The Ameya Developers
B-102, Aditya Heritage,
V. N. Purav Marg, Chunabhatti
Mumbai 400022.

Date :- 30.09.2023

Subject: Certificate of Cost Incurred for development of "Vishvasmruti" project for Construction of Work of single building situated on plot bearing C.T.S. No. 616, 616/1 to 8, 619, 619/1 to 4, 620, 620 /1 to 15, 621/C3(pt) & 621/3A, Village Kurla -III, Javkar Lane & Gulmohar lane, Sion -Chunabhatti, Mumbai 22.

Demarcated by its boundaries C.T.S. No. 618 to the North C.T.S. No. 621C3 to the South Gulmohar lane to the East C.T.S. no. 621C/1 & 2 to the West of Division Mumbai suburban village Kurla -III taluka Kurla District Mumbai PIN 400022 admeasuring 2115.12 sq.mts. area being developed by Mrs. Sudha V.Salgaonkar partner of M/s Ameya Developers.

Ref: Maha RERA Registration Number P51800049266

Sir,

I, Shri. Prashant M. Sane have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project proposed to be registered under Maha RERA, Being single building situated on plot bearing C.T.S. No. 616, 616/1 to 8, 619, 619/1 to 4, 620, 620 /1 to 15, 621/C3(pt) & 621/3A, Village Kurla - III, Javkar lane & Gulmohar lane, Sion -Chunabhatti, Mumbai 400 022. Mumbai suburban village Kurla -III taluka Kurla District Mumbai PIN 400022 admeasuring 2115.12 sq.mts. area being developed by [Mrs. Sudha V.Salgaonkar partner of M/s Ameya developers.

Following technical professionals are appointed by Promoter.

- (i) Shri. Vishvajeet M. Salgaonkar as Architect;
- (ii) Shri. Prashant M. Sane as Structural Consultant
- (iii) M/s./ Mr. _____ as MEP Consultant
- (iv) Mr. _____ as Quantity Surveyor*

1. We have estimated the cost of the completion to obtain Occupation Certificate /Completion Certificate of the civil, MEP and allied works, of the building of the project. our estimated cost calculations are based on the Drawing/plans made available to us for the project under reference by the developer and consultants and the schedule of the items and Quantity for the entire work as calculated by _____ 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.
2. We estimated Total Estimated Cost of completion of the building of the aforesaid project under reference as Rs. **6,50,00,000/-** (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 from the **M.C.G.M. Building Proposal Eastern Suburb** being the planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost Incurred till date is calculated at Rs. **2,07,47,700/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
4. The Balance cost of Completion of the Civil, MEP and allied works of the Building of the subject project to obtain Occupation Certificate / Completion Certificate from **M.C.G.M. Building Proposal Eastern Suburb** (planning authority) is estimated at Rs. **3,12,52,300** (Total of Table A and B).
5. 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

Vishvasmuti CHS. Ltd, bearing C.T. S. No. 621C/3A, Gulmohar lane, Sion - Chunabhatti, Mumbai 400 022.

Sr. No.	Particulars	Amount
1	Total Estimated cost of the building as on date of registration is	5,20,00,000/-
2	Cost incurred as on (based on the Estimated Cost)	2,07,47,700/-

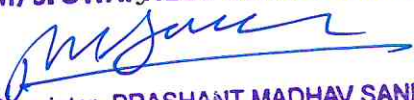
3	Work done in percentage (as percentage of the estimated cost)	40%
4	Balance Cost to be Incurred (Based on the Estimated cost)	3,12,52,300/-
5	Cost Incurred on additional /Extra Item as on 30 th Sept. 2023 not included in the Estimated Cost (Annexure A)	Nil

Table B

Vishvasmuti CHS. Ltd, bearing C.T. S. No. 621C/3A, Gulmohar lane, Sion - Chunabhatti, Mumbai 400 022.

Sr. No.	Particulars	Amount
1	Total Estimated cost of the internal and external Development Works including amenities and Facilities in the layout as on date of registration is	1,30,00,000/-
2	Cost incurred as on (based on the Estimated Cost)	0/-
3	Work done in percentage (as percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on the Estimated cost)	1,30,00,000/-
5	Cost Incurred on additional /Extra Item as on 30 th Sept. 2023 not included in the Estimated Cost (Annexure A)	Nil

Your faithfully,
M/S. SWAPNEEL CONSULTANTS


Proprietor- PRASHANT MADHAV SANE
Signature E. CIVIL CHARTERED ENGG.

SHRI. PRASHANT M. SANE.

Local Authority License No.STR/S/123)

Agreed and Accepted by: M/s Ameya Developers

For AMEYA DEVELOPERS

Signature of Promoter


Partner

Name : M/S Ameya Developers

Date: 30/09/2023

***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 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 of 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 indications are indicative and not exhaustive

Annexure A

List of Extra / Additional Items executed with Cost

(which were not part of the original Estimated of Total Cost)