

BINDESH C. CHITALIA B.E. (Civil)

- Consulting Structural Engineer
- Project Management Consultant
- Repair & Restoration Specialists



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: 27/07/2017

To,
M/s Ayodhya Construction Co.
6, Navin Manju
S L Road,
Mulund (W),
Mumbai - 400 080.

Subject: Certificate of Percentage of Completion of Construction Work of "Saffron Residency" for 4 Nos. of Buildings A,B,C,D Wings of the 1st Phase of the project situated on Plot bearing S. No 115,115/1 to 12 demarcated by its boundaries S G Barve Marg to the North, Kurla Bus Depot to the South, Pipe line Road to the East and Kurla Bus Depot to the West of Division Konkan, Village Chembur, Taluka Kurla, District Mumbai Sub-Urban, Pin 400024 admeasuring 6802.50 Sq.Mts. area being developed by M/s. Ayodhya Construction Co.

Ref: MahaRERA Registration Number Not Available

Sir,

I, **Bindesh C. Chitalia** have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project proposed to be registered under MahaRERA, being multi-building project "Saffron Residency" for 4 No. of Buildings A,B,C,D Wings of the 1st Phase of the project situated on plot bearing S. No 115,115/1 to 12 of Division Konkan, Village Chembur, Taluka Kurla, District Mumbai Sub-Urban, Pin 400024 admeasuring 6802.50 sq.mts. area being developed by M/s. Ayodhya Construction Co.

1. Following technical professionals are appointed by Owner: -

- (i) Mr. Manish Shah as L.S. / Architect.
- (ii) M/s JW Consultants LLP as Structural Consultant.
- (iii) M/s Eskayem Consultants Pvt Ltd as MEP Consultant
- (iv) Mr. Bindesh Chitalia 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 buildings 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 items and the quantity for the entire work as 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 of the aforesaid project under reference as Rs. 70,15,00,298/- (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 buildings 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.20,99,27,411/- (Total of table A and B).The amount of Estimated cost incurred is calculated on the base of amount of total Estimated cost.

5. The Balance cost of completion of the civil, MEP and Allied works of the buildings of the subject project to obtain occupation certificate / completion certificate from M.C.G.M. (Planning Authority) is estimated at Rs. 49,15,72,887/- (Total of table A and B)

6. I certify that the cost of the civil, MEP and allied work the aforesaid project as completed on the date of this certificate is as given in table A and B below :



TABLE A

Building called "SAFFRON RESIDENCY" Wing A- Phase - I

Sr no	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building /Wing as on 19/07/2017	18,95,09,695.00
2	Cost incurred as on 19/07/2017 (Based on the estimated cost)	8,14,61,807.00
3	Work done in percentage _____ % (as percentage of the estimated cost)	42.99%
4	Balance cost to be incurred (Based on Estimated Cost)	10,80,47,888.00
5	Cost incurred on additional/Extra Items As on -- not included in The estimated cost (Annexure A)	-----

TABLE A

Building called "SAFFRON RESIDENCY" Wing B- Phase - I

Sr no	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building /Wing as on 19/07/2017	15,97,70,581.00
2	Cost incurred as on 19/07/2017 (Based on the estimated cost)	7,68,94,314.00
3	Work done in percentage _____ % (as percentage of the estimated cost)	48.13%
4	Balance cost to be incurred (Based on Estimated Cost)	8,28,76,267.00
5	Cost incurred on additional/Extra Items As on -- not included in The estimated cost (Annexure A)	-----



TABLE A

Building called "SAFFRON RESIDENCY" Wing C- Phase – I

Sr no	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building /Wing as on 19/07/2017	15,92,29,078.00
2	Cost incurred as on 19/07/2017 (Based on the estimated cost)	4,18,47,985.00
3	Work done in percentage _____ % (as percentage of the estimated cost)	26.28%
4	Balance cost to be incurred (Based on Estimated Cost)	11,73,81,093.00
5	Cost incurred on additional/Extra Items As on 19/07/2017 not included in The estimated cost (Annexure A)	-----

TABLE A

Building called "SAFFRON RESIDENCY" Wing D- Phase – I

Sr no	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building /Wing as on 19/07/2017	9,34,90,646.00
2	Cost incurred as on 19/07/2017 (Based on the estimated cost)	52,23,306.00
3	Work done in percentage _____ % (as percentage of the estimated cost)	5.59%
4	Balance cost to be incurred (Based on Estimated Cost)	8,82,67,339.00
5	Cost incurred on additional/Extra Items As on 19/07/2017 not included in The estimated cost (Annexure A)	-----



TABLE B

(to be prepared for the entire registered phase of the real estate project)

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 19/07/2017	9,95,00,000.00
2	Cost incurred as on 19/07/2017 (Based on the estimated cost)	45,00,000.00
3	Work done in percentage _____ % (as percentage of the estimated cost)	30.00%
4	Balance cost to be incurred (Based on estimated cost)	9,50,00,000.00
5	Cost incurred on additional/Extra Items As on 19/07/2017 not included in The estimated cost (Annexure A)	-----

Work certified @ 29.93% out of the total work (Total of Table A & Table B).

Yours Faithfully,


Brijesh C. Chitalla
 (Licence No. 4/103/L.S.)

***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

Annexure A

List of Extra/Additional Items executed with cost :-Nil

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

