

- Licence Surveyor
- Consulting Structural Engineer
- Project Management Consultant

**FORM -2**

(See Regulation 3)

ENGINEER'S CERTIFICATE**Ref:** MahaRERA Registration Number : P1800007485

Date : 10/01/2020

To
M/s Ayodhya Construction Co.,
6, Navin Manju,
S. L. Road,
Mulund (W)
Mumbai - 400080.

Subject: Certificate of Percentage of Completion of Construction Work of “**Saffron Residency**” for 4 Nos. of Building A, B, C, D Wing 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 6802.50sq. Mts. area being developed by **M/s. Ayodhya Construction Co.**

Dear 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 Building A, B, C, D wing 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 6802.50sq. mts. area being developed by **M/s. Ayodhya Construction 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

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 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 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. 63,13,50,000/- (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. being the planning authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated cost incurred till date is calculated at Rs. 36,80,75,335/- (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 building of the subject project to obtain occupation certificate/ completion certificate from M.C.G.M. (Planning Authority) is estimated at Rs. 26,32,74,666/- (Total of table A and B)

6. I certify that the Cost of 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

Particulars	Amounts (Rs.)
Total Estimated cost of the building /Wing as on 31/12/2019	17,05,59,284.00
Cost incurred as on 31/12/2019 (Based on the estimated cost)	11,09,74,222.00
Work done in percentage _____ % (as percentage of the estimated cost)	65.06%
Balance cost to be incurred (Based on Estimated Cost)	5,95,85,062.00
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

Particulars	Amounts (Rs.)
Total Estimated cost of the building /Wing as on 31/12/20119	14,45,86,562.00
Cost incurred as on 31/12/2019 (Based on the estimated cost)	9,96,57,006.00
Work done in percentage _____ % (as percentage of the estimated cost)	68.93%
Balance cost to be incurred (Based on Estimated Cost)	4,49,29,556.00
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 31/12/2019	14,40,37,232.00
2	Cost incurred as on 31/12/2019 (Based on the estimated cost)	9,92,06,239.00
3	Work done in percentage _____ % (as percentage of the estimated cost)	68.88%
4	Balance cost to be incurred (Based on Estimated Cost)	4,48,30,992.00
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 31/12/2019	8,26,16,923.00
2	Cost incurred as on 31/12/2019 (Based on the estimated cost)	5,37,37,868.00
3	Work done in percentage _____ % (as percentage of the estimated cost)	65.04%
4	Balance cost to be incurred (Based on Estimated Cost)	2,88,79,055.00
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 31/12/2019	8,95,50,000.00
2	Cost incurred as on 31/12/2019 (Based on the estimated cost)	45,00,000.00
3	Work done in percentage _____ % (as percentage of the estimated cost)	5.03%
4	Balance cost to be incurred (Based on estimated cost)	8,50,50,000.00
5	Cost incurred on additional/Extra Items As on 19/07/2017 not included in The estimated cost (Annexure A)	-----

Work certified @ 58.29% out of the total work (Total of Table A & Table B).

Yours Faithfully,


Bindesh C. Chitalia**(Licence No C/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)

