

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: 06-04-2023

To,
The Partner (Name & address of Promoter),
Kamla GC Developers
101, Mayur Tower, Jn. of Chandavarkar
&Eksar Road, Borivali (W),
Mumbai - 400 092

Subject: Certificate of Cost Incurred for Development of KamlaGC Joyfor Construction of one building(s)/-Wing(s) of the - Phase (MahaRERA Registration Number P51800048124) situated on the plot bearing CTS No.332 of village KondiviteTalukaVile Parle, Andheri (E), Mumbai - 400 059 demarcated by its boundaries (latitude and longitude of the end points) Existing Road to the North, CTS No.329B to the South, CTS No.333 to the East,CTS No.331 to the West, Konkan village AndheriTaluka, Mumbai Suburban District Mumbai PIN 400 059 admeasuring 644.40 sq.mtrs. area being developed by [KamlaGC Developers].

Reference: Maha RERA Registration Number- P51800048124

Sir,

I/ We ShriKirit C. Gosalia have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Kamla GC Joy Building(s)/- Wing(s) of the - Phase situated on the plot bearing CTS No.332 of village KondiviteTaluka Vile Parle, Andheri (E), Mumbai - 400 059 demarcated by its boundaries (latitude and longitude of the end points) Existing Road to the North, CTS No.329B to the

South, CTS No.333 to the East, CTS No.331 to the West, Konkan village Andheri Taluka, Mumbai Suburban District Mumbai PIN 400 059 admeasuring 644.40 sq.mtrs. area being developed by [KamlaGC Developers].

1. We have estimated the cost of Civil, MEP and allied works required for the completion of the apartments and proportionate completion of internal and external works of the project as per specifications mentioned in Agreement for Sale. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer/Consultants and the Schedule of items and quantity for the entire work as calculated by Shri Kirit C. Gosalia 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 to ascertain/confirm the above analysis given to us.
2. We estimate (Total of A and B) at the time of registration. The Estimated Cost of the project is with reference to Civil, MEP and Allied works required for the completion of the apartments and proportionate completion of internal and external works of the project as per specifications mentioned in Agreement for Sale and for the purpose of obtaining occupation certificate/completion certificate of the building(s) /wings(s) /layout/plotted development from the M.C.G.M. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost Incurred till date is calculated at **Rs. 4,20,55,384/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of input materials/services and units cost of these items.
4. The Balance cost of Completion of the Civil, MEP and Allied works for the completion of the apartments and proportionate completion of internal and external works of the project as per specifications mentioned in Agreement for Sale of the project is estimated at **Rs. 10,07,88,116/-** (Total of Table A and B).

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

TABLE- A

Building /Wing/Layout/Plotted Development bearing Number - or called Kamla GC Joy
(to be prepared separately for each Building /Wing/layout/plotted development of the Real Estate Project)

Sr.No.	Particulars	Amount
1	Total Estimated cost of the building/ wing/layout/plotted development as on 12-12-2022 date of Registration is	Rs.14,28,43,500/-
2	Cost incurred as on 31-03-2023 (based on Estimated cost)	Rs.4,20,55,384/-
3	Work done in Percentage (as percentage of the Estimated cost)	29.44%
4	Balance cost to be incurred (based on Estimated cost)	Rs.10,07,88,116/-
5	Cost incurred on Additional/Extra Items as on 31-03-2023 not included in the Estimated cost (Table- C)	Rs. Nil

TABLE- B

(Internal & External Development works in respect of Registered Phase)

Sr.No.	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and facilities in the layout as on 12-12-2022 date of Registration is	Rs.14,28,43,500/-
2	Cost incurred as on 31-03-2023 (based on Estimated cost)	Rs. 4,20,55,384/-

3	Work done in Percentage (as percentage of the Estimated cost)	29.44%
4	Balance cost to be incurred (based on Estimated cost)	Rs. 10,07,88,116/-
5	Cost incurred on Additional/Extra Items as on 31-03-2023 not included in the Estimated cost (Table C)	Rs. Nil

Yours Faithfully,


Signature of Engineer (Site Supervisor)

Name: Shri Kirit C. Gosalia

New License no.- Sup/Grade I: 840003352

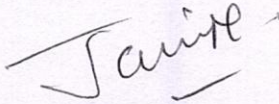
Phone no.-9820804621

Place: Mumbai

Date:05-04-2023

[Not less than Bachelor's Degree Holder or equivalent as per Section 2(a) of the Act]

Agreed and accepted by



Signature of the Promoter

Name :Pravin C. Jain

Dated :07-04-2023

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time as per specifications mentioned in a agreement for sale.
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. (**) Balance Cost to be incurred (4) may vary from Difference between Total estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an estimate cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.

4. All components of work with specifications are indicative and not exhaustive.

5. Please specify if there are any deviations / qualifications. Example : Any deviations in input materials used from specifications in agreement of sale.

Table C

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

Sr No.	List of Extra / Additional / Deleted Items	Amount (In Rs.)
1.	Nil	Nil