

SHUBHAM S. SAWANT (B.E.Civil)

08/B, DURGA APPT. SHRI SHIVSHAKTI CHS, KURAR VILLAGE, MALAD EAST 400 097.

FORM-2
[See Regulation 3]
ENGINEER'S CERTIFICATE

To,
M/s. Royal Developers,
6th Floor, Shah Trade Centre,
Rani Sati Marg, Nr. W. Exp. Highway,
Malad (E), Mumbai- 400 097.

Date: 05.01.2024

Subject: Certificate of Cost Incurred upto 31st December 2023 for Development of Composite Building & Sale Building having MahaRERA Registered No. P51800048835 situated on the Plot bearing CTS No. 155, 157, 157/1 to 7, 158, 159, 159/1 TO 37 & 159/40 To 43 and 1412 of Jakeria Road, village Malad, Malad(W), Mumbai- 400 064 being developed by M/s. Royal Developers.

Ref: MahaRERA Registered No. P51800048835.

Sir,

1. I, Shubham S. Sawant have undertaken assignment of certifying Estimated Cost Composite Building & Sale Building having MahaRERA Registered No. P51800048835 being developed by M/s. Royal Developers.
 2. I have estimated the cost of the Civil, MEP and Allied works, required for completion of the apartments and proportionate completion of internal & external work of the project as per specification mentioned in agreement of sale. Our estimate cost calculations are based on the drawing/plans made available to us for the project under reference by the Developer/Consultants. The Schedule of items and quantity for the entire work as calculated by Mr. Shubham S Sawant appointed by Developer, 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.
 3. I/We estimate Total Cost of completion of the aforesaid project under reference as Rs.216.81Cr. against the cost at the time of registration. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works, as per specification mentioned in agreement of sale and the purpose of obtaining occupation certificate/completion certificate for the buildings from the SRA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
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4. The Estimated Cost Incurred till **31.12.2023** is calculated at Rs.13.22 Cr. The amount of Estimated Cost Incurred is calculated on the basis of input materials/services used and unit cost of these items.
5. The Balance cost of Completion of the Civil, MEP and Allied works completion of the apartments and proportionate completion of internal & external works, as per specification mentioned in agreement of sale, of the project is estimated at Rs. 203.60 Cr.
6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal & external works, as per specification mentioned in agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A And B below.

COMPOSITE BUILDING

TABLE -A

Sr. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of the Building against the cost as on 24.01.2023 (date of Registration) is	47.75 Cr
2.	Cost incurred as on date of 31.12.2023	4.52 Cr
3.	Work done in Percentage (as percentage of the Estimated cost)	9.47%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	43.23 Cr
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost	—

COMPOSITE BUILDING

TABLE B

Sr. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of the internal and external development works including amenities and facilities in the layout against the cost as on 24.01.2023 date of Registration is	Same as Above
2.	Cost incurred as on date of 31.12.2023	Same as Above
3.	Work done in Percentage (as percentage of the Estimated cost)	Same as Above
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Same as Above
5.	Cost Incurred on Additional /Extra Items not included in the Estimated Cost	Same as Above

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SALE BUILDING

TABLE -A

Sr. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of the Building against the cost as on 24.01.2023 (date of Registration) is	169.06 Cr
2.	Cost incurred as on date of 31.12.2023	8.69 Cr
3.	Work done in Percentage (as percentage of the Estimated cost)	5.14%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	160.37 Cr
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost	--

SALE BUILDING

TABLE B

Sr. No.	Particulars	Amount (in Rs.)
6.	Total Estimated Cost of the internal and external development works including amenities and facilities in the layout against the cost as on 24.01.2023 date of Registration is	Same as Above
7.	Cost incurred as on date of 31.12.2023	Same as Above
8.	Work done in Percentage (as percentage of the Estimated cost)	Same as Above
9.	Balance Cost to be Incurred (Based on Estimated Cost)	Same as Above
10.	Cost Incurred on Additional /Extra Items not included in the Estimated Cost	Same as Above

Yours Faithfully,


Shubham Suhas Sawant
(B.E. Civil)

Agree and Accepted by:


Mr. Deven P. Shah
M/s. Royal Developers,
Partner.


Mr. Himmat G. Kachhara
M/s. Royal Developers,
Partner.

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*** 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 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.

Table C

List of Extra / Additional/ Deleted Items considered in Cost
(Which were not part of the original Estimate of Total Cost)

Sr. No.	List of Extra / Additional/ Deleted Items	Amount (In Rs.)
1.		
2.		