

# NISAR MOHAMMAD ISLAM KHAN(CIVIL ENGINEER)

Plot No. 24/J/6, Baiganwadi, Govandi, Mumbai- 400043. Mobile No. 9870171260

Bill No. \_\_\_\_\_

FORM-2

Date: \_\_\_\_\_

[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)

To,  
M/s. Buildwell Developer,  
Office No. 9, 4<sup>th</sup> floor,  
Alankar Theatre Building  
245/247, S.V.P Road, Mumbai-04

Date:29/07/2017

Subject: Certificate of Cost Incurred for Development of [Chandan Heights] for Construction of one building (s) [Maha RERA Registration Number \_\_\_\_\_] situated on bearing C.S. No. No. 1/3072, 3072, 3073, 3074, 3075 and 3076 of Bhuleshwar Div. demarcated by its boundaries North Side 1<sup>st</sup> Carpenter Street, South Side BMC House Galli, East Side C.S. No. 3071 of Bhuleshwar Div. West Side C.S. No. 3077 of Bhuleshwar Div. We have to further state that the property have One side roads known as 30'-0" 1<sup>st</sup> Carpenter street, C-Ward, Mumbai. Pin 400004 admeasuring 581.56 Sq. mts. area being developed by M/s. Buildwell Developer.

Sir,

I, **NISAR MOHAMMAD KHAN**, undertaken assignment of certifying Percentage of Completion of Construction Work of the Residential Building of the Project DCR 33(7) Redevelopment at, situated on the plot bearing C.S. No. No. 1/3072, 3072, 3073, 3074, 3075 and 3076 of Bhuleshwar Div. Situated at 1<sup>st</sup> Carpenter street, In C-Ward, Mumbai 400004. Admeasuring area 581.56 sq. mts.

1. Following technical professionals are appointed by Owner / Promoter :-

- (i) Shri. ArqamHussainShaikh (ARC Associates (Architect)
- (ii) J+W Consultants LLP (Structural Consultant).
- (iii) M/s. Kshitij Construction, Services (MEP Consultant).
- (iv) Shri. ArqamHussainShaikhas Site Supervisor.
- (v) ShriNisar Mohammad Khan as In House Engineer.

# **NISAR MOHAMMAD ISLAM KHAN**(CIVIL ENGINEER)

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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(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Mr. Nisar Mohammad Khan quantity Surveyor\* appointed by Developer/Engineer, and the assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by us.

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 13,07,45,710/- (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(s) 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. 12,67,45,710/- (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(s) of the subject project to obtain Occupation Certificate / Completion Certificate from M.C.G.M. (planning Authority) is estimated at Rs 40,00,000/- (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**

Building called "CHANDAN HEIGHTS"

(to be prepared separately for each Building /Wing of the Real Estate Project)

| Sr.No. | Particulars                                                                          | Amounts            |
|--------|--------------------------------------------------------------------------------------|--------------------|
| 1      | Total Estimated Cost of the building / wing as on 30/07/2017 date of Registration is | Rs. 10,87,96,798/- |
| 2      | Cost incurred as on 30/07/2017 ( Based on the Estimated Cost )                       | Rs. 10,87,96,798/- |
| 3      | Work done in Percentage ( As Percentage of the Estimated Cost )                      | 100%               |

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|          |   |                                                                                                           |         |       |
|----------|---|-----------------------------------------------------------------------------------------------------------|---------|-------|
| Bill No. | 4 | Balance Cost to be incurred (Based on Estimated Cost )                                                    | Rs. Nil | Date: |
|          | 5 | Cost Incurred on Additional /Extra Items as on 30/07/2017 not included in the Estimated Cost (Annexure A) | Nil     |       |

**TABLE - B**

(to be prepared for the entire registered phase of the Real Estate Project)

| Sr.No. | Particulars                                                                                                                                                   | Amounts           |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 1      | Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30/07/2017 date of Registration is | Rs. 1,83,48,912/- |
| 2      | Cost incurred as on 30/07/2017 (based on the Estimated cost )                                                                                                 | Rs. 1,79,48,912/- |
| 3      | Work done in Percentage (as Percentage of the estimated cost )                                                                                                | 78%               |
| 4      | Balance Cost to be incurred (Based on Estimated Cost )                                                                                                        | Rs. 40,00,000/-   |
| 5      | Cost Incurred on Additional /Extra Items as on 30/07/2017 not included in the Estimated Cost (Annexure A)                                                     | Nil               |

Total Project Cost Bifurcation Details:

| Sr. No. | Description | Amount         | Percentage |
|---------|-------------|----------------|------------|
| 1.      | Sale Cost   | 6,92,02,266/-  | 52.93%     |
| 2.      | Tenant Cost | 6,15,43,443/-  | 47.07%     |
|         | Total       | 13,07,45,710/- | 100%       |

Yours Faithfully  
Khan Nisar Mohammad  
Signature of Engineer

  
(In House Engineer)  
Degree No. 15156912

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Bill No. Note

Date: \_\_\_\_\_

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.

## **Annexure A –N.A.**

List of Extra / Additional Items executed with Cost

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

Khan Nisar Mohammad

Signature of Engineer



(In House Engineer)

Degree No. 15156912