



# MANDEEP DESAI & ASSOCIATES

ARCHITECTS & STRUCTURAL ENGINEER

Geetanjali Nagar, C-6/56, Special Wing, Saibaba Nagar, Off S.V. Road, Borivali (W), Mumbai - 400092.

Form -2

## ENGINEER'S CERTIFICATE

(To be submitted on letterhead at the time of Registration of Project and for withdrawal of Money from Designated Account-Project wise)

Date : 20/07/2022

To,  
M/s. Bombay Slum Redevelopment Corporation Pvt. Ltd.,  
707, Trade Center, Bandra Kurla Complex,  
Near BKC Telephone Exchange, Bandra (East),  
Mumbai- 400051.

**Subject :** Certificate of Cost Incurred for Development of "Adarsh Nagar SRA CHS" for Construction Work of 1 (ONE) No. of Building of the One Phase of the Real Estate Project proposed to be registered under MahaRERA situated on the Plot bearing CTS No. 886 (pt) demarcated by its boundaries [latitude and longitude of the end points] CTS no. 913 to the North; CTS no. 683 & 885 to the South; CTS no.887 & 888 to the East; CTS no. 634, 636 & 637 to the West of Division: Konkan, District: Mumbai Suburban, Taluka: Borivali, village: Kandivali, PIN: 400067 admeasuring 1325.95 Sq. m. area being developed by M/s. Bombay Slum Redevelopment Corporation Pvt. Ltd.

1. I, Mandeep Desai, Proprietor of Mandeep Desai & Associates have undertaken assignment of certifying Estimated Cost for development of **Log in** having MahaRERA Registration Number P51800028687 being developed by **M/s. Bombay Slum Redevelopment Corporation Pvt. Ltd.**

*M. Desai*



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2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings/Plans made available to us for the project under reference by the Developer / Consultants. The Schedule of items and quantity required for the entire work as calculated by - Rahul Divekar Quantity Surveyor\* 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. We estimate Total Estimated Cost of completion of the aforesaid project under reference as Rs. 43,20,00,000/- (Total of Table A and B) 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 of the project, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the building(s)/Wing(s)/Layout/ Plotted Development from the Slum Rehabilitation Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 22,87,50,288/- (Total of Table A and B). 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 for completion of the apartments and proportionate completion of internal & external works of the project, as per specifications mentioned in agreement of sale of the Project is estimated at Rs.3,29,78,21/- (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for completion of the apartments and proportionate completion of internal & external works of the project as per specifications 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:



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Table A

Building called "Adarsh Nagar SRA CHS "

| Sr. No | Particulars                                                                                                    | Amounts            |
|--------|----------------------------------------------------------------------------------------------------------------|--------------------|
| 1      | Total Estimated cost of the Building/Wing /Layout/Plotted Development as on 20/07/2017 date of Registration is | Rs. 20,70,01,537/- |
| 2      | Cost incurred as on 20/07/2022 date of Certificate                                                             | Rs. 19,04,41,414/- |
| 3      | Work done in Percentage (as Percentage of the estimated cost)                                                  | 92%                |
| 4      | Balance Cost to be Incurred **(Based on Estimated Cost)                                                        | Rs. 1,65,60,123/-  |
| 5      | Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)                          |                    |

*M. Desai*



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Table B

Internal and External Development Works in respect of Registered Phase

| Sr. No | Particulars                                                                                                                                                   | Amounts           |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 1      | Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30/11/2020 date of Registration is | Rs.06,68,28,695/- |
| 2      | Cost incurred as on 19/07/2022 date of Certificate                                                                                                            | Rs. 3,83,08,874/- |
| 3      | Work done in Percentage (as Percentage of the estimated cost)                                                                                                 | 70%               |
| 4      | Balance Cost to be Incurred **(Based on Estimated Cost)                                                                                                       | Rs.01,64,18,089/- |
| 5      | Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)                                                                         |                   |

Yours Faithfully

For MANDEEP DESAI & ASSOCIATES

Mr. MANDEEP DESAI