

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)

MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)



No. EE/Borivali Division/MB/ 1204/2023
Date :- 25-4-2023

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)

Sub.: **Certificate of Cost Incurred for construction work of Planning, Designing, Construction & obtaining necessary approval for construction of 124 Transit & 430 LIG & 130 EWS T/S on land bearing CTS No. 183(pt.), 184(Pt), 185 (Pt), 186 (Pt), 187(Pt), 196 (Pt), and 201 at Old Magathane, Borivali (E), Mumbai.**

Ref. : Maha RERA Registration Number P51800000063.

Sir,

I Hanmant Dhanure undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being at CTS No. 183(pt.), 184(Pt), 185 (Pt), 186 (Pt), 187(Pt), 196 (Pt), and 201 having an area of 12840 sqm. being developed by Mumbai Housing and Area Development Board through MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY (MHADA)

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) Executive Engineer / Borivali Division / Mumbai Board
 - (ii) Deputy Engineer / Borivali Division / Mumbai Board
 - (iii) Junior Engineer / Borivali Division / Mumbai Board
2. 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 Engineer, 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(s) of the aforesaid project under reference as Rs.2,05,14,55,486/- (Total of Table A & 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 Thane Municipal

Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 93,70,53,198/- (Total of Table A & 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(s) of the subject project to obtain Occupation Certificate / Completion Certificate from MHADA (planning Authority) is estimated at Rs. 1,11,44,02,288/- (Total of Table A & B).
6. 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 /Wing bearing Number Transit- 2AB /LIG -1CDE /EWS- 5A /MIG- 4
(to be prepared separately for each Building Ailing of the Real Estate Project)

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Building/ Wing /layout as on 24.04.2023 date of Registration is	Rs.1,94,05,73,748/-
2	Cost incurred as on 24.04.2023 (Building + Development) (based on the Estimated Cost)	Rs. 86,32,76,777/-
3	Work done in Percentage (as percentage of the estimated cost)	44.49 %
4	Balance Cost to be incurred (Building + Development) (based on the Estimated Cost)	Rs.1,07,72,96,970/-
5	Cost Incurred on Additional/ Extra Items as on 24.04.2023 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. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal and External Development works as on 24.04.2023 date of Registration is (Infra Part)	Rs.11,08,81,737/-
2	Cost incurred as on 24.04.2023	Rs. 7,37,76,419/-
3	Work done in Percentage (as percentage of the estimated cost)	66.53 %
4	Balance Cost to be incurred (based on the Estimated Cost)	Rs.3,71,05,317/-
5	Cost Incurred on Additional/ Extra Items as on 24.04.2023 not included in the Estimated Cost	-----

Yours Faithfully,



Executive Engineer
Borivali Division
Mumbai Housing & Area
Development Board,
Grihnirman Bhavan,
Kalanagar,
Bandra (E), Mumbai 400 051.

* 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, 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

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