

NAVROZ BHARUCHA

License No: B/265/SS-II Dated: 6th October, 2006

ANNEXURE-2

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: 28/07/2017

To

M/s Surana Developers (Wadala) LLP
Omkar Esquire ,
Off Eastern Express Highway,
Opp. Sion Chunabhatti Signal
Sion(East) , Mumbai – 400022.

Subject: Certificate of Cost Incurred for Development of for Construction of **Building No. 1 & 2 of the Single Phase (MahaRERA Registration Number – Applied for)** situated on plot bearing C.S. No. 195(pt), 196(pt), 197(pt),200(pt), 201(pt),1/204(Pt) , 205(pt) & 207(pt) of Saltpan demarcated by its boundaries Latitude 19° 1'3.02"N Longitude 72°52'5.32"E to the North Latitude 19°0'58.51"N Longitude 72°52'2.96"E to the South Latitude 19°1'0.23"N Longitude 72°52'6.24"E to the East Latitude 19°1'1.20"N Longitude 72°52'3.44"E to the West of Division, Antop Hill, Wadala, Mumbai- 400 037 in F/N Ward admeasuring 2233.17 sq. mtrs. area being developed by M/s Surana Developers (Wadala) LLP

Ref: MahaRERA Registration Number – Applied for
Sir,

I Navroz Bharucha have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being of Rehab and Sale Building of the Single Phase situated on the plot bearing C.T.S. No. 195(pt), 196(pt), 197(pt),200(pt) ,201(pt),1/204(pt) , 205(pt) & 207(pt) of Saltpan of Division, Antop Hill, Wadala, Mumbai- 400 037 in F/N Ward 2233.17 sq. mtrs. area being developed by M/s Surana Developers (Wadala) LLP

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) Shri Anand V. Dhokay as an Architect.
 - (ii) M/s Reci Engineering Pvt. Ltd as Structural Consultant.
 - (iii) M/s Engineering creations Public Health consultancy Pvt .Ltd as MEP Consultant.

3/26, A.H. Wadia Baug, G.D. Ambekar Marg, Parel Tank Road, Mumbai – 400 033

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- (iv) Shri Navroz Bharucha as Quantity Surveyor.
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 Navroz Bharucha 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.
 3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs 14,00,62,639 for Rehab construction (Total from Table A1 and B1) and Rs 38,19,53,484 for Sale construction (Total from Table A2 and B2). 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 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. 0.0 for rehab Construction (Total from Table A1 and B1) and Rs. 1,97,97,211 for Sale Construction (Total from Table A2 and B2) 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 Slum Rehabilitation Authority is estimated at Rs.14,00,62,639 for Rehab Construction (Total from Table A1 and B1) Rs. 36,21,56,273 and for Sale Construction (Total from Table A2 and B2).
 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 A1, A2, B1, B2 below:

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TABLE A1
Rehab Building

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 28/07/2017 date of Registration is	Rs. 12,32,55,122
2	Cost incurred as on 30/06/2017(based on the Estimated cost)	Rs. 0.0
3	Work done in Percentage (as Percentage of the estimated cost)	0.0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 12,32,55,122
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	NA

TABLE B1
Rehab Building

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 28/07/2017 date of Registration is	Rs. 1,68,07,517
2	Cost incurred as on 30/06/2017(based on the Estimated cost)	Rs. 0.0
3	Work done in Percentage (as Percentage of the estimated cost)	0.0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,68,07,517
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	NA

TABLE A2
Sale Building

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 28/07/2017 date of Registration is	Rs. 33,61,19,066
2	Cost incurred as on 30/06/2017(based on the Estimated cost)	Rs. 1,97,97,211
3	Work done in Percentage (as Percentage of the estimated cost)	5.9%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 31,63,21,855
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	NA

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TABLE B2
Sale Building

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 28/07/2017 date of Registration is	Rs. 4,58,34,418
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 0
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,58,34,418
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NA

Yours Faithfully



Navroz Bharucha

*** 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.