

AMIT SINGH

ENGINEER

Address : B-14/103, Ram Zarokha Building, Ramdev Park, Mira Road, Thane – 401107

Mobile No. – 8108808586

FORM – 2

[See Regulation 3]

ENGINEER'S CERTIFICATE

Date : 15/07/2017

To,
The Director (Mr. Chetan Nisar),
Nisar Properties Pvt. Ltd.
201, Lotus Pride,
V. P. Road,
Vile Parle (West),
Mumbai – 400056.

Subject : Certificate of Cost Incurred for Development of RAJAL for Construction of 1 building of the 1st Phase situated on the Plot bearing CTS No. 115 demarcated by its boundaries 19.134979, 72.854656 to the North, 19.134501, 72.854682 to the South, 19.134756, 72.854777 to the East, 19.134712, 72.854546 to the West of Division – Andheri, Village – Majas, Taluka – Andheri/Jogeshwai East, District – Mumbai Suburban, PIN – 400060, admeasuring 770.30 sq.mts. area being developed by Nisar Properties Pvt. Ltd.

Ref : MahaRERA Registration Number _____.

Sir,

I, Amit Singh have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 Building of the 1st Phase situated on the Plot bearing CTS No. 115 of Division – Andheri, Village – Majas, Taluka – Andheri/Jogeshwai East, District – Mumbai Suburban, PIN – 400060, admeasuring 770.30 sq.mts. area being developed by Nisar Properties Pvt. Ltd.

1. Following technical professionals are appointed by Promoter :-

- (i) Shri Sandeep Kangutkar as L.S. / Architect
- (ii) Shri Dwijen Bhatt as Structural Consultant
- (iii) M/s. / Shri/Smt _____ as MEP Consultant (N.A.)
- (iv) Shri Amit Singh 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 Shri Amit Singh, Quantity Surveyor

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appointed by Developer/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. 6,66,64,950/- (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 MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 3,38,74,647/- (Total of Table A and 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 MCGM (Planning Authority) is estimated at Rs. 3,27,90,303/- (Total of Table A and 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 called Rajal

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

Sr. No.	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated Cost of the building as on 15/07/2017 date of Registration is	Rs. 6,66,64,950
2	Cost Incurred as on 15/07/2017 (based on the Estimated Cost)	Rs. 3,38,74,647
3	Work done in Percentage (as Percentage of the Estimated Cost)	50.81%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,27,90,303
5	Cost Incurred on Additional/Extra Items as on 15/07/2017 not included in the Estimated Cost (Annexure A)	N.A.

Table B

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

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Sr. No.	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the Layout as on 15/07/2017 date of Registration is	N.A.
2	Cost Incurred as on 15/07/2017 (based on the Estimated Cost)	N.A.
3	Work done in Percentage (as Percentage of the Estimated Cost)	N.A.
4	Balance Cost to be Incurred (Based on Estimated Cost)	N.A.
5	Cost Incurred on Additional/Extra Items as on 15/07/2017 not included in the Estimated Cost (Annexure A)	N.A.

Yours Faithfully,



(Amit Singh)

(Licence No. – N. A.)

***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.

Annexure A

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

NOT APPLICABLE