



## FORM-2

### **ENGINEER'S CERTIFICATE**

Date: 16<sup>th</sup> April 2018

To

M/s. Mumbai Shelter Housing Development Pvt. Ltd  
103, 1<sup>st</sup> Floor, Kalpaka CHS. Bldg No. 1,  
Siddharth Nagar, Road no.16,  
Goregaon (West), Mumbai- 400 062.

Sub : Certificate of Cost Incurred for Development of **Nehru Nagar Mangal Prabhat CHS. Ltd. Bldg. No.9, (A & B wing) Plot bearing CTS No. 12(pt) at Nehru Nagar, Kurla (E), Mumbai -400024 demarcated by 18.30 sq.mt. vide road to the North, S.C.H.R.G. to the south, Bldg. No. 104 to the East, & S.C.H.R.G. to the West, of Division \_\_\_\_\_ Village Kurla -3, Taluka \_\_\_\_\_, District Mumbai Suburban, Pin -400024 admeasuring 1655.76 sq.mt. area being developed by M/s. Mumbai Shelter Housing Development Pvt. Ltd.**

Ref : MahaRERA Registration

Sir,

I, Nitinkumar Jain, have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under MahaRERA (New Registration), being 1 Building No. 9 having A & B wing situated on the plot bearing CTS No. 12 (pt) at Nehru Nagar, Kurla (E), Mumbai -400024 admeasuring 1655.76 sq. mts. being developed by M/s. Mumbai Shelter Housing Development Pvt. Ltd

1. Following technical professionals are appointed by Promoter: -

- (i) Shri. Jitendra Dewoolkar License Surveyor
- (ii) Shri. Nitinkumar Jain as Ellora Consultancy Services
- (iii) Shri. B. M. Garud 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 **B. M. Garud** Quantity Surveyor appointed by Developer, 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 **₹ 19,15,28,551 /-** (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 Municipal Corporation of Greater Mumbai being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **₹ ₹ 9,06,61,877 /-** (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 Municipal Corporation of Greater Mumbai (planning Authority) is estimated at **₹ ₹ 10,08,66,674 /-** (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 **Nehru Nagar Mangal Prabhat CHS. Ltd**

Sr. No.	Particulars	Amount (IN ₹)
1	Total estimated cost of the building as on 3 <sup>rd</sup> April 2018	₹ 19,15,28,551.00
2	Cost incurred as on 3rd April 2018 (based on estimated cost)	₹ 9,06,61,877.00
3	Work done in percentage (as percentage of the estimated cost)	47.34%
4	Balance cost to be incurred (Based on estimated cost)	₹ 10,08,66,674.00
5	Cost incurred on Additional/Extra items as on 3rd April 2018 not included in the Estimated cost (Annexure A)	₹ NIL

TABLE B

Sr. No.	Particulars	Amount (IN ₹)
1	Total Estimated cost of the Internal and External Development works including amenities and Facilities in the layout as on 3rd April 2018	₹ -
2	Cost incurred as on 3rd April 2018 (based on the Estimated Cost)	₹ -
3	Work done in percentage (as percentage of the estimated cost)	0.00%
4	Balance cost to be incurred (Based on estimated cost)	₹ -
5	Cost incurred on Additional /Extra Items as on 3rd April 2018 not included in the Estimated Cost (Annexure A)	₹ NIL

Yours Sincerely

Nitinkumar H. Jain

(License No. STR / J / 75)