

JIGAR LALIT HIRANI

31V, 2ND Floor, Desaikutir, 7th Khetwadi Lane, Nr Harkindas Hospital, Mumbai-400004

Cell No.9819448830

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: 11/01/2019

To

The Joit Kumar Jain Oval House, 2nd floor, British Hotel Lane, Fort Mumbai 400001,

1. **Subject:** Certificate of Cost Incurred for Development of [Rajkamal Park] for Construction of 2 building(s)/5 Wing(s) of the Single Phase (P51900010115) situated on the Plot bearing C.N. No./CTS No./Survey no./ Final Plot no 108(pt) demarcated by its boundaries (latitude and longitude of the end points) 18°59'46.0"N 72°50'32.9"E to the North 18°59'46.2"N 72°50'32.3"E to the South 18°59'43.2"N 72°50'31.8"E to the East 18°59'43.4"N 72°50'31.5"E to the West of Division Konkan village F South 400012 taluka F South Ward District Mumbai City PIN 400012 admeasuring 3150.83 sq.mts. area being developed by [Prarthana Griha Nirman]

Ref: MahaRERA Registration Number P51900010115

Sir,

I/ We **Joit Kumar Jain** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 02 Building(s)/05 Wing(s) of the Single Phase situated on the plot bearing C.N. No./CTS No./Survey no./ Final Plot no 108(pt) of Division Konkan village F South 400012 Taluka F South Ward District Mumbai City PIN 400012 admeasuring 108(pt) sq.mts. area being developed by [Prarthana Griha Nirman]



1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) M/s/Shri/Smt Chandrashekar Architects as L.S. / Architect ;
 - (ii) M/s /Shri / Smt Al-mohandis as Structural Consultant
 - (iii) M/s /Shri / Smt Vikas Joshi & Associates as MEP Consultant
 - (iv) M/s /Shri / Smt Mr M.R. Kadani 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 Mr. M.R. Kadani quantity Surveyor* 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 44,78,53,967/-/- (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. 38,04,53,095/- (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 22.01.2015 (planning Authority) is estimated at Rs. 6,74,00,872/- (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
Rehab & Sale Building
(To be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts Rehab Bldg (Rs.)	Amounts Sale Bldg (Rs.)	Total Amount (Rs.)
1	Total Estimated cost of the building/wing as on 31.12.2018 date of Registration is	22,38,23,569/-	22,40,30,398/-	44,78,53,967/-
2	Cost incurred as on 31.12.2018 (based on the Estimated cost)	22,38,23,569/-	15,66,29,526/-	38,04,53,095/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%	69.91%	84.95%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. NIL	6,74,00,872/-	6,74,00,872/-
5	Cost Incurred on Additional /Extra Items as on 31.12.2018 not included in the Estimated Cost (Annexure A)	Rs. NIL	Rs. NIL	Rs. NIL



Yours Faithfully
Signature of Engineer
(Licence No.....)

*** 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)

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