SK Consultants & Engineers

Address: 909, The Landmark, Plot no- 26A, Sector -7, Kharghar, Navi Mumbai-410210 Ph: 91+ 7977077375

FORM-2

ENGINEER'S CERTIFICATE

Date:- 13-09-2023

To
The Board of Directors
M/s. Nandadeep Homes Pvt. Ltd.,
B-808/809, Groma House, Sector-19,
Vashi, Navi Mumbai- 400703.

Subject: Certificate of Cost incurred for the development of "NANDADEEP RESIDENCY" having 22 building (11 Sanctioned) of the project [Rera Registration Number : P51700009698] situated on the Plot Bearing No / CTS no / Survey Number/Final Plot no. 3-1B, 4-1, 4-2, 4-3, 4-4A2, 4-4B, 81-1B, demarcated by its S NO 4-4A1 to the North, KARJAT MATHERAN HIGHWAY to the East, ZP ROAD TO PROP ROPE-WAY to the West, S NO 56 58 to the South, Division- Konkan, Village- Navi Mumbai (M Corp.), Taluka- Thane, District- Thane, Pin Code- 400703, admeasuring 15600.00 sq.mtrs, Area being developed by M/s. Nandadeep Homes Pvt. Ltd.

Ref: MahaRERA Registration Number: **P51700009698**

Sir,

We, **S.K.Consultants & Engineers** have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project proposed to be registered under MahaRERA , being **"NANDADEEP RESIDENCY"** having 22 building (11 Sanctioned) of the project **[Rera Registration Number : P51700009698]** situated on the **Plot Bearing No / CTS no / Survey Number/Final Plot no. 3-1B, 4-1, 4-2, 4-3, 4-4A2, 4-4B, 81-1B**, demarcated by its S NO 4-4A1 to the North, KARJAT MATHERAN HIGHWAY to the East, ZP ROAD TO PROP ROPE-WAY to the West, S NO 56 58 to the South, Division- Konkan, Village- Navi Mumbai (M Corp.), Taluka- Thane, District- Thane, Pin Code- 400703, admeasuring **15600.00 sq.mtrs**, Area being developed by the **M/s. Nandadeep Homes Pvt. Ltd.**

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Following technical professionals are appointed by Owner / Promoter: -

(i) **P.S. GOKAK** as the Architects.
(ii) **M/S. KB Consultants** as Structural Consultants.

1. 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.
2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 35,98,27,495/-** (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 Alibaug Town Planner being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost Incurred till date is calculated at **Rs. 18,80,16,764/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
4. 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 The Alibaug Town Planner (planning Authority) is estimated at **Rs. 17,18,10,731/-** (Total of Table A and B).
5. 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

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TABLE-A (Phase- I)

Sr. No.	Particulars	Amount
1	Total Estimated cost of the Building /Wing as on 22.08.2017	5,26,71,481/-
2	Cost Incurred as on 31.03.2023 (Based on the estimated cost)	5,26,71,481/-
3	Work done in percentage (As percentage of the Estimated Cost)	100%
4	Balance cost to be incurred (Based on estimated cost)	0/-
5	Cost Incurred on Additional /Extra Items as on 30.09.2022 not Included in the Estimated Cost (Annexure A)	NIL

TABLE-A (Phase- II)

Sr. No.	Particulars	Amount
1	Total Estimated cost of the Building /Wing as on 22.08.2017	2,41,72,715/-
2	Cost Incurred as on 31.03.2023 (Based on the estimated cost)	2,41,72,715/-
3	Work done in percentage (As percentage of the Estimated Cost)	100%
4	Balance cost to be incurred (Based on estimated cost)	0/-
5	Cost Incurred on Additional /Extra Items as on 30.09.2022 not Included in the Estimated Cost (Annexure A)	NIL

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TABLE-A (Phase-III)

Sr. No.	Particulars	Amount
1	Total Estimated cost of the Building /Wing as on 22.08.2017	1,43,61,194/-
2	Cost Incurred as on 31.03.2023 (Based on the estimated cost)	1,43,61,194/-
3	Work done in percentage (As percentage of the Estimated Cost)	100%
4	Balance cost to be incurred (Based on estimated cost)	0/-
5	Cost Incurred on Additional /Extra Items as on 30.09.2022 not Included in the Estimated Cost (Annexure A)	NIL

TABLE-A (Phase-IV)

Sr. No.	Particulars	Amount
1	Total Estimated cost of the Building /Wing as on 22.08.2017	3,13,72,715/-
2	Cost Incurred as on 31.03.2023 (Based on the estimated cost)	3,13,72,715/-
3	Work done in percentage (As percentage of the Estimated Cost)	100%
4	Balance cost to be incurred (Based on estimated cost)	0/-
5	Cost Incurred on Additional /Extra Items as on 30.09.2022 not Included in the Estimated Cost (Annexure A)	NIL

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TABLE-A (Phase-V)

Sr. No.	Particulars	Amount
1	Total Estimated cost of the Building /Wing as on 22.08.2017	1,82,88,577/-
2	Cost Incurred as on 31.03.2023 (Based on the estimated cost)	1,82,88,577/-
3	Work done in percentage (As percentage of the Estimated Cost)	100%
4	Balance cost to be incurred (Based on estimated cost)	0/-
5	Cost Incurred on Additional /Extra Items as on 30.09.2022 not Included in the Estimated Cost (Annexure A)	NIL

TABLE-A (Phase- VI)

Sr. No.	Particulars	Amount
1	Total Estimated cost of the Building /Wing as on 22.08.2017	86,33,831/-
2	Cost Incurred as on 31.03.2023 (Based on the estimated cost)	0/-
3	Work done in percentage (As percentage of the Estimated Cost)	0%
4	Balance cost to be incurred (Based on estimated cost)	86,33,831/-
5	Cost Incurred on Additional /Extra Items as on 30.09.2022 not Included in the Estimated Cost (Annexure A)	NIL

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TABLE-A (Phase- VII)

Sr. No.	Particulars	Amount
1	Total Estimated cost of the Building /Wing as on 22.08.2017	4,20,60,524/-
2	Cost Incurred as on 31.03.2023 (Based on the estimated cost)	0/-
3	Work done in percentage (As percentage of the Estimated Cost)	0%
4	Balance cost to be incurred (Based on estimated cost)	4,20,60,524/-
5	Cost Incurred on Additional /Extra Items as on 30.09.2022 not Included in the Estimated Cost (Annexure A)	NIL

TABLE-A (Phase- VIII)

Sr. No.	Particulars	Amount
1	Total Estimated cost of the Building /Wing as on 22.08.2017	4,20,60,524/-
2	Cost Incurred as on 31.03.2023 (Based on the estimated cost)	0/-
3	Work done in percentage (As percentage of the Estimated Cost)	0%
4	Balance cost to be incurred (Based on estimated cost)	4,20,60,524/-
5	Cost Incurred on Additional /Extra Items as on 30.09.2022 not Included in the Estimated Cost (Annexure A)	NIL

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TABLE-A (Phase -IX)

Sr. No.	Particulars	Amount
1	Total Estimated cost of the Building /Wing as on 22.08.2017	2,90,07,528/-
2	Cost Incurred as on 31.03.2023 (Based on the estimated cost)	0/-
3	Work done in percentage (As percentage of the Estimated Cost)	0%
4	Balance cost to be incurred (Based on estimated cost)	2,90,07,528/-
5	Cost Incurred on Additional /Extra Items as on 30.09.2022 not Included in the Estimated Cost (Annexure A)	NIL

TABLE-A (Phase- X)

Sr. No.	Particulars	Amount
1	Total Estimated cost of the Building /Wing as on 22.08.2017	2,90,07,528/-
2	Cost Incurred as on 31.03.2023 (Based on the estimated cost)	0/-
3	Work done in percentage (As percentage of the Estimated Cost)	0%
4	Balance cost to be incurred (Based on estimated cost)	2,90,07,528/-
5	Cost Incurred on Additional /Extra Items as on 30.09.2022 not Included in the Estimated Cost (Annexure A)	NIL

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TABLE-A (Phase- XI)

Sr. No.	Particulars	Amount
1	Total Estimated cost of the Building /Wing as on 22.08.2017	2,75,02,903/-
2	Cost Incurred as on 31.03.2023 (Based on the estimated cost)	0/-
3	Work done in percentage (As percentage of the Estimated Cost)	0%
4	Balance cost to be incurred (Based on estimated cost)	2,75,02,903/-
5	Cost Incurred on Additional /Extra Items as on 30.09.2022 not Included in the Estimated Cost (Annexure A)	NIL

Table -B

Sr. No.	Particulars	Amount
1	Total Estimated cost of Internal & External Development works Including Amenities & facilities in the Project as on 22.08.2017	5,06,88,518/-
2	Registration Cost Incurred as on 31.03.2023 (Based on the estimated cost)	4,69,73,034/-
3	Work done in percentage (As percentage of the Estimated Cost)	92.67%
4	Balance cost to be incurred (Based on estimated cost)	37,15,484/-
5	Cost Incurred on Additional /Extra Items as on 30.09.2022 not Included in the Estimated Cost (Annexure A)	NIL

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Table C

List of Extra/Additional/Deleted Items considered in the cost
(which were not part of the original Estimate of Total Cost)

Sr. No.	List of Extra/Additional/Deleted Items	Amount (In Rs.)
1.	Nil	Nil
2.	Nil	Nil

Yours Faithfully,

HRUSHIKESH VILAS MINDHE

Digitally signed by HRUSHIKESH VILAS MINDHE
Date: 2023.09.13 17:17:09 +05'30'