Form -2

ENGINEER'S CERTIFICATE

Date :05 02 2024

To,
Secretary
Drishtant Co-op Housing Society
Plot-10/4, Sector 15
Nerul (E) Navi Mumbai 400706

Subject : Certificate of Cost Incurred for development of **Drishtant Co-op Housing Society Building, Situated at Plot no 10/4, Sector 15 Nerul (E), Navi Mumbai 400706** applied for MahaRERA Registration Number being developed by **Society Member.**

Sir,

DU Consultant have undertaken assignment of certifying Estimated Cost for **Drishtant Co-op HousingSociety Building** applied for **MahaRERA** Registration Number **Situated at Plot no 10/4, Sector 15 Nerul (E), Navi Mumbai 400706** . plot area 771.42 Sq M applied for **MahaRERA** Registration Number.

1. . We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings/Plans made available to us for the project under reference by the Developer / Consultants. The Schedule of items and quantity required for the entire work as calculated by ***DU Consultant*** Quantity Surveyor* appointed by society, the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us to ascertain/confirm the above analysis given to us.

2. We estimate Total Estimated Cost of completion of the aforesaid project under reference Rs.7,98,05,124 /- (Total of Table A and B) at the time of registration. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the building(s)/Wing(s)/Layout/ Plotted Development from the **City and Industrial Development Corporation of Maharashtra Limited** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 3,11,23,998/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials/services used and unit cost of these items.

5. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external works of the project, as per specifications mentioned in agreement of sale of the Project is estimated at Rs.4,86,81,125/- (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

Table A

Building called **Drishtant Co-op HousingSociety Building**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Layout Development as on date of Registration is	Rs. 7,98,05,124/-
2	Cost incurred as on date of Certificate	Rs.3,11,23,998/-
3	Work done in Percentage (as Percentage of the estimated cost)	39%
4	Balance Cost to be Incurred **(Based on Estimated Cost)	Rs.4,86,81,125/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	Nil

Table B

Internal and External Development Works in respect of Registered Phase

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	Rs.0/-
2	Cost incurred as on date of Certificate	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.0/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	

Yours Faithfully

Mr. HIMADRI BANERJEE

Authority license no. LM 4038 L

(Life Member of Association of Consulting Civil Engineering (India)

Agreed and Accepted by

DRISHTANT CO-OP. HOUSING SOCIETY LTD.

Society Secretory

Name: Sitaram Mahadeo Naik
Date: 05/07/2024

* Note

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.

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. (**) Balance Cost to be incurred (4) may vary from Difference between Total estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. 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.

4. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

5. All components of work with specifications are indicative and not exhaustive.

6. Please specify if there are any deviations/qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

Table C

List of Extra / Additional/Deleted Items Considered in Cost

(which were not part of the original Estimate of Total Cost)

Sr. No.	List of Extra / Additional/Deleted Items	Amount (Rs.)
1.		
2.		
3.		