:-Row House- 4, Dheeraj Savera,
Opp. Siddharth Nagar,
Borivali-E, Mumbai-400066.
:-022-65205618 FAX: 022-28851641
Email :-mail@nexuspspl.com
Web :- www.nexuspspl.com

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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:21/12/2021

To
M/s. Anushka Developers,
Arya Group, Shop No. 5, 8,
Randhir Vihar Society, Lalashet
Compound, Near Syndicate Bank,
Bhandup (W), Mumbai – 400 078.

Subject: Certificate of Cost Incurred for Construction of building known as **"ARYA GREENS" (MahaRERA Registration Number P51800020573)** comprising of project situated on the Plot bearing CTS Nos. 78, 78/1 to 6 **Nisarg CHS**, Tembipada, Bhandup (W), demarcated by its boundaries of North, adjoining slum, South adjoining slum, East adjoining slum, West 36.60 m wide proposed D.P. Road of Village Bhandup, (West), Taluka Kurla, Mumbai. State Maharashtra, PIN 400078 and admeasuring 1463.50 sq. Mtrs, Plot area being developed by **M/s. Anushka Developers.**

Ref: MahaRERA Registration Number P51800020573

Dear Sir,

I/ We M/s. Nexus Project Solutions Pvt. Ltd have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project registered under MahaRERA No. **P51800020573,** being Residential building project, situated on the plot bearing C.TS Nos. 78, 78/1 to 6 **Nisarg CHS** demarcated by its boundaries of North, adjoining slum, South adjoining slum, East adjoining slum, West 36.60 m wide proposed D.P. Road of Village Bhandup, (West), Taluka Kurla, Mumbai. admeasuring 1463.50 sq. Mtrs, Plot area being developed by **M/s. Anushka Developers.**

1. Following technical professionals are appointed by the Promoter: -

(i) Mr. Sandeep Sirsat as Lic Architect.

(ii) M/s. Nexus Project Solutions Pvt. Ltd. As Structural Consultant.

(iii) M/s. Nexus Project Solutions Pvt. Ltd. As MEP Consultant.

(iv) M/s. Nexus Project Solutions Pvt. Ltd. As PMC/Quantity Surveyor.

Nexus Project Solutions Private Limited Nexus Mumbai

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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 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 M/s. Nexus Project Solutions Pvt. Ltd 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.19,58,11,495/-** (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 **M.C.G.M** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 3,10,55,559/-** (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 **M.C.G.M** (planning Authority) is estimated at Rs. **16,47,55,936/-** (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

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

Building called **"ARYA GREENS"**

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on **26/04/2019** date of Registration is	**Rs.19,58,11,495/-**
2	Cost incurred as on **21/12/2021**(based on the Estimated cost)	**Rs.3,10,55,559/-**
3	Work done in Percentage (as Percentage of the estimated cost)	15.86%
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 16,47,55,936/-**
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. NIL

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TABLE B

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

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. NIL /-
2	Cost incurred as on **21/12/2021** (based on the Estimated cost)	Rs. NIL /-
3	Work done in Percentage (as Percentage of the estimated cost)	NIL %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. NIL /-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. NIL /- /-

Yours Faithfully,

Nexus Project Solutions Private Limited * Mumbai *

KAILASH ANWALA
STR/A/39

M/S. ANUSHKA DEVELOPERS

Agreed and accepted by:
Signature of Partner
Name: Mr. Nitin B. Kshirsagar
Date: 21.12.2021

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