Rajesh Harari

401,Sudam Vatika, Ram Ganesh Gadkari Path, Near C.K.P. Hall, Dombivli (E) 421201.

FORM-2

ENGINEER'S CERTIFICATE

Date: 02-08-2021

M/S PUNEET BUILDERS,
401, 402, TULSEE CHAMBER PREMISES,
TEEN PETROL PUMP,
LBS ROAD, THANE (WEST) 400602

Subject: Certificate of Cost Incurred for Development of **Puneet Prime Phase 2 from Floor 3 to Floor 16** for Construction of One building / One Wing [MahaRERA Registration Number: MahaRERA: P51800020753) situated on the **Plot bearing Survey No.229 & 267 & CTS No.11(PT) & 12 (PT)** of **building No 37, Nehru Nagar, Priyadarshini Co-op. Hsg. Soc. Ltd Mumbai PIN-400024** developed by **M/S PUNEET BUILDERS** Demarcated by its boundaries.

Towards East – Slum Area, **Towards West** – Bldg. No.-35, **Towards North** – 90' wide road, and **Towards South** – 40' wide road, of **Division**-Konkan, **Village**-Kurla, **Taluka**-Kurla, **District**-Mumbai, PIN-400 024 admeasuring **1118.42 sq. m.** area being developed by **M/S PUNEET BUILDERS.**

Sir,

I, Rajesh Harari a Civil engineer have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being One Building having of One building / One Wing (MahaRERA Registration Number: P51800020753) situated on the Plot bearing Survey 229 & 267 & CTS No.11(PT) & 12 (PT) of building No 37, Nehru Nagar, Priyadarshini Co-op. Hsg. Soc. Ltd Mumbai PIN-400024 developed by M/S PUNEET BUILDERS

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

(i) **M/s SUBHASH PATIL & ASSOCIATES** as L.S/Architect;

(ii) **M/s Strudcom Consultants Pvt. Ltd.** as Structural Engineer

(iii) **M/s DSG Consultant** as MEP Consultant.

(iv) **Mr. Pankaj Singh** 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 Mr Pankaj Singh quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer based on work Orders and Billed amounts, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as **Rs. 18,92,14,689.40/.** 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 Maharashtra Housing and Development Authority (MHADA) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 3,25,86,381.21 /-.** 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 Maharashtra Housing and Development Authority (MHADA) is estimated at Rs. 15,66,28,308.19 **/-**

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

Prime – Phase 2 from 3 to Floor 16

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 16.04.2019 date of Registration is	**Rs 18,92,14,689.40/-**
2	Cost incurred as on _____ (based on the Estimated cost)	**Rs. 3,25,86,381.21 /-.**
3	Work done in Percentage (as Percentage of the estimated cost)	**17%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs 15,66,28,308.19 /-**
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	**Rs.**

Table B

Since the Project under consideration is Single building split in Three phases total cost for development of applicable Internal and external amenities are included in Table A, hence Table B is not Applicable.

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	NA
2	Cost incurred as on _____ (based on the Estimated cost)	NA
3	Work done in Percentage (as Percentage of the estimated cost)	NA
4	Balance Cost to be Incurred (Based on Estimated Cost)	NA
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NA

NA= NOT APPLICABLE

Yours Faithfully

Signature of Engineer
(Rajesh Harari)
* 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. 6. The estimated price is revised by rectifying typographic mistakes.

Annexure A: NOT APPLICABLE AS OF DATE