BHAGWAN SHIVRAM INGOLE

Bhoomi Heights, "B" Wing, Flat No. 801,
Plot No. 1 & 10, Sector 31, Kamothe, Navi Mumbai – 410209
Mob: 9867070976

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: 30.09.2019

To,
Alag Property Constructions Pvt. Ltd.
Shop No. 6, BPS Plaza,
Devidayal Road,
Mulund (West),
Mumbai – 400080.

Subject: Certificate of Cost Incurred for Development of Kanta - Surendra Co-op Hsg Soc. Ltd. for Construction of 3 buildings, situated on the Plot bearing CTS No. 661/2 of Village Nahur, at Hira Nagar, Goregaon – Mulund Link Road, Mulund (West), Mumbai – 400080, admeasuring 4010.80 sq. mtrs area being developed by Alag Property Constructions Pvt. Ltd., demarcated by its boundaries (latitude and longitude of the end points) to the North 1 (19.161838) (72.945499), North 2 (19.161839) (72.945706), North 3 (19.161632) (72.945681), North 4 (19.161578) (72.94573), North 5 (19.161317) (72.946295), to the South 1 (19.160964) (72.946093), South 2 (19.161297) (72.945411), to the East 1 (19.161315) (72.946295), East 2 (19.160962) (72.946098), to the West 1 (19.161309) (72.945406), West 2 (19.161425) (72.945423), West 3 (19.161473) (72.945453), West 4 (19.161882) (72.945499).

Sir,

I, Bhagwan Shivram Ingole, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project registered under MahaRERA, being 3 buildings, situated on the Plot bearing CTS No. 661/2 of Village Nahur, at Hira Nagar, Goregaon – Mulund Link Road, Mulund (West), Mumbai – 400080, admeasuring 4010.80 sq. mtrs area being developed by Alag Property Constructions Pvt. Ltd. , demarcated by its boundaries (latitude and longitude of the end points) to the North 1 (19.161838) (72.945499), North 2 (19.161839) (72.945706), North 3 (19.161632) (72.945681), North 4 (19.161578) (72.94573), North 5 (19.161317) (72.946295), to the South 1 (19.160964) (72.946093), South 2 (19.161297) (72.945411), to the East 1 (19.161315) (72.946295), East 2 (19.160962) (72.946098), to the West 1 (19.161309) (72.945406), West 2 (19.161425) (72.945423), West 3 (19.161473) (72.945453), West 4 (19.161882) (72.945499).

BSIngole
30-09-2019

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1. Following technical professionals are appointed by Owner / Promoter:
   a) Shri Sunil R. Deole as Architect;
   b) Shri Bhavin C. Shah as Structural Consultant;
   c) M/s. C&G Building Consultancy Pvt Ltd as MEP Consultant;
   d) Shri Suyash S. Belekar as Site Supervisor

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 Suyash S. Belekar - Site Supervisor 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.50,00,00,000/- (Rupees Fifty Crores Only). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for 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. 19,67,320/- (Rupees Nineteen Lakhs Sixty Seven Thousand Three Hundred Twenty Only). 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 MCGM (planning Authority) is estimated at Rs.49,80,32,680/- (Rupees Forty Nine Crores Eighty Lakhs Thirty Two Thousand Six Hundred Eighty Only).

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 below:

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Table A

Project Called "Alag Capital"

Sr. No	Particulars	Amount
1	Total Estimated Cost of Buildings/ Wings as on Date of Registration is	Rs. 50,00,00,000/-
2	Cost Incurred as on Date (Based on Estimated Cost)	Rs. 19,67,320/-
3	Work Done in Percentage (As Percentage of Estimated Cost)	0.39%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 49,80,32,680/-
5	Cost incurred on Additional/Extra Items as on Date of Registration not included in the estimated Cost (Annexure A)	N.A.

Yours Faithfully,

Name & Signature of Engineer

BHAGWAN SHIVRAM INGOLE

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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 must 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 labor, 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.

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