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: 28/01/ 2022

To

M/s. Raj Universal

B/104, Rudraksha, Bldg. No.11,

Vaishali Nagar, Dahisar East,

Mumbai- 400068

Subject: Certificate of Cost Incurred for Development of Building No. 11 of the Project Rudraksha (MahaRERA Registration Number – P51800021545) situated on the Plot bearing C.T.S No. 2776/B,2776/D to the North – Internal Road off Vaishali Nagar to the South – C.T.S No. 2784,2785,2787 to the East –Internal Road off Vaishali Nagar to the West –Rudraksha Building No. 10 of Division – Konkan village – Borivali taluka – Borivali District – Mumbai Suburban District PIN-400068 admeasuring 10087.49 sq.mts. Area being developed by M/s RAJ UNIVERSAL.

Reference: MahaRERA Registration Number-**P51800021545.**

Sir,

I have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project registered under MahaRERA, being building No.11 of the project RUDRAKSHA situated on the plot bearing C.T.S No. 2776/B, 2776/D of Division – Konkan village – Borivali taluka – Borivali District – Mumbai Suburban District PIN-400068 admeasuring 10087.49 sq.mts. area being developed by M/s. RAJ UNIVERSAL

Following technical professionals are appointed by Owner / Promoter:-

(i) Shri Manish Shah as L.S. / Architect;

(ii) M/s. ReinProfile as Structural Consultant

(iii) Shri Sadashankar Singh as Quantity Surveyor *



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 Mr. Sadashankar Singh 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.

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. **38,50,00,000**. (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, M EP and allied works required to be completed for the purpose of obtaining occupation certificate completion certificate for the building(s) from the BRIHANMUMBAI MUNICIPAL CORPORATION(BMC) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at Rs. **31,40,00,000.** (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 I Completion Certificate from (planning Authority) is estimated at Rs **7,10,00,000**(Total of Table A an d 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 :



TABLE A

Building /Wing bearing Number 11.

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

Sr. No.	**Particulars**	**Amount**
1	Total Estimated cost of the building/wing as on date of Registration is	37,50,00,000
2	Cost incurred as on (based on the Estimated cost)	30,50,00,000
3	Work done in Percentage (as percentage of estimated cost)	81.33 %
4	Balance Cost to be Incurred (based on the Estimated cost)	7,00,00,000
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	NIL

TABLE B

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

Sr. No.	Particulars	Amount
	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	1,00,00,000
	Cost incurred as on (based on the Estimated cost)	90,00,000
	Work done in Percentage (as percentage of estimated cost)	90 %
	Balance Cost to be Incurred (based on the Estimated cost)	10,00,000
	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully



Jiten. S. Patel

(Licence. No P/390/SS III)

• 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.