Form 2 - Q3 - Oct to Dec 2023

SAI ENTERPRISES
Licenced Plumber & Licensed Supervisor
All Kind of Plumbing & Civil Works
Mob.: 9821017544
B-703, Shivam Kulupwadi Road, Near National Park, Borivali (East), Mumbai - 400 066.
Email : sai.enterprises725@gmail.com

Annexure - B
FORM-2
[See Regulation 3l
ENGINEER'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for withdrawals of Money from Designated Account – Project Wise)

Date: 31/12/2023

To,
M/s. Royal's Realtors
B-3, Avani Apartments,
W.E. Highway,
Dahisar (East), Mumbai- 400 068

Subject: Certificate of Cost Incurred for Development of SHREE ROYAL HEIGHT situated on C.T.S. No. 113 and 113/1 to 4, Village Akruli situate at Ashok Nagar, Kandivali (East), Mumbai - 400 101, having MahaRERA Registration Number P51800022042, being developed by M/s. Royal's Realtors.

Sir,

1. I/We Shri. Shaileshkumar Upadhyay have undertaken assignment of certifying Estimated cost for the SHREE ROYAL HEIGHT situated on C.T.S. No. 113 and 113/1 to 4, Village Akruli situate at Ashok Nagar, Kandivali (East), Mumbai - 400 101, having MahaRERA Registration Number P51800022042, being developed by M/s. Royal's Realtors.

2. We have estimated the cost of the civil, MEP and allied works required for completion of the apartment 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 Drawing/plans made available to us for the project under reference by the Developer and consultants. The Schedule of items and Quantity for the entire work as calculated by Shri. Shaileshkumar Upadhyay 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 to ascertain/confirm the above analysis given to us.

3. We estimate total estimated cost of completion of the aforesaid project under reference at **Rs. 8,06,01,377/-**(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 and external works, as per specification mentioned in agreement of sale and for the purpose of obtaining occupation certificate/completion certificate for the building (s) from the Municipal Corporation of Greater Mumbai being the planning authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated cost incurred till date is calculated at **Rs. 8,06,01,377/-** (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 and external works, as per specification mentioned in agreement of sale, of the project is estimated at **Rs. 0/-** (Total of table A and B).

6. I certify that the cost of the civil, MEP and allied work for the apartments and proportionate internal and external works, as per specification 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 **SHREE ROYAL HEIGHT**
(TO be prepared separately for each building/Wing of the real Estate project)

Sr no	Particulars	Amounts
1	Total Estimated cost of the building /Wing as on DATE of registration is 25/08/2019	**7,79,19,377/-**
2	Cost incurred as on 31/12/2023 (Based on the estimated cost)	**7,79,19,377/-**
3	Work done in percentage (as percentage of the estimated cost)	**100%**

4	Balance cost to be incurred (Based on Estimated Cost)	0/-
-		
5	Cost incurred on additional/Extra Items not included in The estimated cost (Table C)	2,35,00,000/-

TABLE B

(Internal and External Development Works in Respect of the Registered Phase)

Sr No.	Particulars	Amount
1	Total estimated cost of the Internal and External Development works including AMENTIES and Facilities in the layout as on Date of registration is 25/08/2019	26,82,000/-
2	Cost incurred as on date of Certificate 31/12/2023	26,82,000/-
3	Work done in percentage (as percentage of the estimated cost)	100%
4	Balance cost to be incurred (Based on estimated cost)	0/-
5	Cost incurred on Additional/Extra Items not included in The estimated cost (Total C)	---------

Yours Faithfully,

Siddhesh Upadhyay

Signature of Engineer

(Licence No./Sup/Grade I:840022773.)

Agreed and Accepted by

For M/s. Royals Realtors

Partner

Royal's Realtors

Mr. Mitesh Ashok Lal

Date :_____

***Note**

1. The scope of work is to complete entire Real estate project as per drawing approved from time to time as per specification 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 The Balance cost to be incurred (4) may be 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

5 All components of work with specification 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 **Rs. 2,35,00,000/-**

(Which were not part of the original estimated of total cost)

Increment in Cost due to inflation in Price of Material, Labour Etc.