FORM-2
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: 04.10.2021

To,
SHREE AHUJA PROPERTIES PRIVATE LIMITED,
Rajpipla, Opposite Standard Chartered Bank,
Linking Road, Santacruz (West)
Mumbai – 400 054

Subject: Certificate of Cost Incurred for Development of [Project Name PALI] for Construction of 1 building.(MahaRERA Registration Number P51800023040) situated on plotbearing for CTS No.1651, 1653 & 1654 of village Bandra-C, situated atAmbedkar Rd, Bandra (W), Mumbai.Demarcated by its boundaries CTS No. 1652 Ambedkar Road to the East,CTS No. 1348 Narang House -40 to the West, CTS No. 1650 JeevanJagruti to the North and CTS NO 1655 &1656 Kenwood CHS Pvt. Ltd. To the South.Division Konkan, Admeasuring 4080.30sq.mts. area being developed by SHREE AHUJA PROPERTIES PRIVATE LIMITED

Ref: MahaRERA Registration Number P51800023040

Sir,
We have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 Building of the Project situated on plot bearing for CTS No.1651, 1653 & 1654 of village Bandra-C, situated at Ambedkar Rd, Bandra (W), Mumbai. Demarcated by its boundaries CTS No. 1652 Ambedkar Road to the East, CTS No. 1348 Narang House -40 to the West, CTS No. 1650 Jeevan Jagruti to the North and CTS NO 1655 &1656 Kenwood CHS Pvt. Ltd. To the South. Division Konkan, Admeasuring 4080.30sq.mts. area being developed by SHREE AHUJA PROPERTIES PRIVATE LIMITED

1. Following technical professionals are appointed by Owner / Promoter:-
(i) M/s SHYAM JASWANTWAT HEMRAJANI as L.S. / Architect;
(ii) M/s GLOBAL ENGINEERING SERVICES as Structural Consultant
(iii) M/s JOHN MECH-EL TECHNOLOGIES (P) LTD as MEP Consultant
(iv) M/s NIKHITA KADAM 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 MS NIKHITA KADAM quantity Surveyor* appointed by Developer, 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. 199.10 Crs** (Total of Table A and B for Sale Portion). 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 **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. 4.68 Crs** (Total of Table A and B for Sale Portion) _. 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. 194.42 Crs** (Total of Table A and B for Sale Portion).

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)

Sr. No.	Particulars	Amount (In Rs Crs)
		Sale bldg.
1	Total Estimated cost of the building / wing as on 30.09.2021 date of Registration is	199.10
2	Cost incurred as on 30.09.2021 (based on the Estimated cost)	4.68
3	Work done in Percentage (as Percentage of the estimated cost)	2.35%
4	Balance Cost to be Incurred (Based on Estimated Cost)	194.42
5	Cost Incurred on Additional /Extra Items as on 30.09.2021 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 (In Rs Crs)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30.09.2021date of Registration is	199.10
2	Cost incurred as on 30.09.2021 (based on the Estimated cost)	4.68
3	Work done in Percentage (as Percentage of the estimated cost)	2.35%
4	Balance Cost to be Incurred (Based on Estimated Cost)	194.42
5	Cost Incurred on Additional /Extra Items as on 30.09.2021 not included in the Estimated Cost (Annexure A)	Nil

Yours faithfully,

Kaivant Champaklal Shah

Digitally signed by Kaivant Champaklal Shah
Date: 2021.10.06 09:27:14 +05'30'

Kaivant C. Shah
M/s. K C SHAH CONSULTANTS
B.E. (Civil); A.M.I.E.
Regd. Consulting Structural and Civil Engineer
Regd. no. STR/S/103

*** 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.

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)