



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 : 11/10/2021

To,
MAHARERA
Maharashtra

Subject : Certificate of Cost incurred for Development of " **Mittal Cove** " (**MahaRERA Registration Number P51800023064**) situated on the plot situate, lying and being at **CTS No. 165A & 165B**, Village Owale, Taluka and District Thane demarcated by its boundaries Towards East – **CTS No. 166**, Towards West – **CTS No. 145C** , Towards North – **DP Road**, Towards South – **CTS No. 167 & 168** and having latitude and longitude of the end points of the project as : North – West Latitude **19.130717**" Longitude – **72.838739**" , North – East **19.130694**", Longitude – **72.839199**", South – East Latitude **19.130459**" , - Longitude – **72.83.9200**", South – West Latitude **19.130320**" , Longitude – **72.838845**" of village **Ambivali**, Taluka and District **Andheri**, PIN **400058** admeasuring total plot area of **1605.8** Sq. Mtr. out of which area of land to be developed as Phase of the Real Estate Project is **1581.05** Sq. Mtrs. area being developed by '**M/s. VGM PRJECTS LLP**'.

Ref: **MahaRERA Registration P51800023064**

Sir,

I **Shri. Vivek D. Sawant**, have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project proposed to be registered under MahaRERA, being "**Mittal Cove**" for construction of Building No. (as per municipal sanction, ') of the Project situated on the plot bearing Survey No. **CTS 165A & 165B** situate, lying and being at Village, **Ambivali**, Taluka and District **Andheri** Pin **400058** demarcated by its boundaries Towards East – **CTS No. 166**, Towards West – **CTS No. 145C** , Towards North – **DP Road**, Towards South – **CTS No. 167 & 168** and having latitude and longitude of the end points of the project as : North – West Latitude **19.130717**" Longitude - **72.838739** , North – East **19.130694**", Longitude – **72.839199**", South – East Latitude **19.130459**", Longitude - **72.83.9200**", South – West Latitude **19.130320**, Longitude – **72.838856**" of village **Ambivali**, Taluka and



District Andheri, PIN 400058 admeasuring total plot area of 1605.8 Sq. Mtr. out of which area of land to be developed as Phase of the Real Estate Project is 1581.05 Sq. Mtrs. area being developed by " M/s. VGM PROJECTS LLP".

1. Following technical professionals are appointed by Owner/Promoter:-

Irani Architects	- Architect
J T Vatnani	- Architect
Shah & Shah	- Structural Engineer
Vivek Sawant	- Engineer Consultant
Sirsawala Associates	- C.A.
Shubharambh Consultants	- Contractor

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 calculation are based on the Drawing/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 me, and the assumption of the cost 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 No (as per municipal sanction, ') of the aforesaid project under reference as Rs. 13 Crores. 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 Brihan Mumbai Municipal corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 2.16 crores. 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 Brihan Mumbai Municipal corporation , planning Authority is estimated at Rs. **10.84 Crores** (Total of Table A and B)
6. I certify that the cost of Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is given in Table A and B below:

TABLE A

Building Number : 1

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

Sr. No.	Particulars	Amounts in Rs.
1	Total Estimated cost of the building/wing as on date of Registration	13,00,00,000.00
2	Cost incurred as on 30/09/2021 (based on the Estimated cost)	2,16,00,000.00
3	Work done in Percentage (as percentage of the estimated cost)	16.62%
4	Balance cost to be Incurred (based on estimated cost)	10,84,00,000.00
5	Cost incurred on Additional /Extra Item as on 30/09/2021 not included in the Estimated Cost (Annexure A)	NA



Table B

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

Sr. No.	Particulars	Amounts in Rs.
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the Layout as on 30/09/2021	13,00,00,000.00
2	Cost incurred as on 30/09/2021 (based on the Estimated cost)	2,16,00,000.00
3	Work done in Percentage (as percentage of the estimated cost)	16.62%
4	Balance cost to be Incurred (Based on Estimated Cost)	10,84,00,000.00
5	Cost incurred on Additional /Extra Item as on 24/08/2021 not included in the Estimated Cost (Annexure A)	NA

Yours Faithfully,

For M/s. Constructive India

Shri. Vivek D. Sawant
Signature of Engineer
(Licence No. S/675/LS)

**CONSTRUCTIVE****Vivek Sawant**
Licence Surveyer**India**

LICENCE SURVEYER (Reg. No. S/675/LS)
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ANNEXURE A

List of Extra/Additional Items executed with Cost

(which were not part of the original Estimate of Total Cost)

SR. No.	Particulars	Amount in Rs.
	On site expenditure for Development of entire project excluding cost of construction as per Table A & B above, i.e. Salaries, Consultant's Fees, site Overheads, Development Works, cost of services (including Water, Electricity, Sewerage, drainage, Layout Roads etc. cost of Machineries including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	N.A.
	Acquisition cost of land or Development Rights, Lease Premium, Lease rent, interest cost incurred or payable on land cost and legal cost ASR	N.A.
	Principal sum and interest payable to financial institutions, schedule banks, non banking financial institutions (NBFC) or money lenders on construction funding or money borrowed for construction.	0

***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 (*).



CONSTRUCTIVE India

Vivek Sawant
Licence Surveyor

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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.

Yours Faithfully,

For M/s. Constructive India



Shri. Vivek D. Sawant
Signature of Engineer
(Licence No. S/675/LS)