PINNACLE PROJECT MANAGEMENT SERVICES

*** REDEFINING QUALITY ***

ASGARI GINWALA - Mob. +91 9029627869 / asgariginwala@gmail.com

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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: 19th October ,2019

To
A R AMBOLI DEVELOPERS LLP.
702-708, Golde 702-708, Golden Chambers,
Opp. Tanishq Sl Opp. Tanishq Showroom, Link Road,
Andheri (West), Andheri (West), Mumbai - 400 053

Subject: **Certificate of Estimated Cost Incurred for Construction of Building to be Registered under Maha RERA of building known as MK GABINO for Construction of Composite building , situated on the Plot bearing CTS No. 440/6, 440/7, 440/7/1 to 23 demarcated by its boundaries (latitude 19d-07'-44.921" Longitude 72d-50'-39.084", latitude 19d-07'-45.403" Longitude 72d-50'-38.348", latitude 19d-07'-45.857" Longitude 72d-50'-38.001", latitude 19d-07'-45.312" Longitude 72d-50'-37.482" latitude 19d-07-44.931" Longitude 72d-50'-37.002" latitude 19d-07'-43.914" Longitude 72d-50'-36.813" latitude 19d-07'-44.105" Longitude 72d-50'-37.782"of the end points) of K/W, Ward village Ambivali, Andheri– (W), taluka Andheri, District Mumbai Suburban, PIN 400 058 admeasuring 2039.20 sq. mts. Area being developed by M/s. A R AMBOLI DEVELOPERS LLP**

Ref: MahaRERA Registration Number – APPLIED FOR

I Mr. Asgari Ginwala have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project to be registered under MahaRERA, of building known as MK GABINO on Plot bearing Plot bearing CTS No. 440/6, 440/7, 440/7/1 to 23, at Jai Bhavani, Mata Marg, Amboli, Andheri (West), Mumbai - 400 058.

1 Following technical professionals are appointed by Owner / Promoter :-
- (i) Dr. Mrs. Sushama Deodhar of M/s. Deodhar Associates as Architect.
- (ii) Mr. Ankush Mohile as Structural Consultants
- (Iii) Mr. Rupesh Dwivedi as MEP Consultants
- (iv) Shri Asgari Ginwala as Site Engineer.
- (iv) Mr.Mushtak Ahmed as Quantity Surveyor.

2 I 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 Shri Mushtak Ahmed 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 me.

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3 We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 45,08,57,600.00/-.

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 MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4 The Estimated Cost Incurred till date with piling work is calculated at Rs. 0.00/-. 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 MCGMs estimated at Rs. 45,08,57,600.00/-.

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 & B below.

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

Rehab Building (Anneuxre A)

Sr No	Particulars	Amount (Rs.)
1	Total Estimated cost of the building as on 19th October 2019.	255,020,000.00
2	Cost incurred as on 19th October ,2019 (based on the Estimated cost)	-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00
4	Balance Cost to be Incurred (Based on Estimated Cost)	255,020,000.00
5	Cost Incurred on Additional /Extra Items as on 19th October , 2019 not included in the Estimated Cost (Annexure A)	0.00
6	Total Cost Incurred till date including Extra Cost	-

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Sale Building (Annexure B)

Sr No	Particulars	Amount (Rs.)
1	Total Estimated cost of the building as on 19th October 2019.	195,837,600.00
2	Cost incurred as on 19th October ,2019 (based on the Estimated cost)	-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00
4	Balance Cost to be Incurred (Based on Estimated Cost)	195,837,600.00
5	Cost Incurred on Additional /Extra Items as on 19th October ,2019 not included in the Estimated Cost (Annexure B)	0.00
6	Total Cost Incurred till date including Extra Cost	-

Note: 1. The Scope of the work is to complete the entire Real Estate Project as per the drawings approved from time so as to obtain Completion Certificate and Building Completion Certificate.

2. Quantity Surveying can be carried out by the Engineer appointed by the Developers Office or by an Independent Quantity Surveyor whose certificate can be relied upon by the Engineer while issuing this certificate. The name of the Quantity Surveyor has been mentioned in the certificate

3. The total estimated cost includes cost of material, labour, tool, tackles and machinery required to complete the project.

4. As the cost mentioned herein are based on the quantity survey carried out any deviation in quanity required to effectively complete the Real Estate project will result in cost incurred / to be incurred and the same shall be amended.

5. All component of work with specifications are indicative and not exhaustive

Extra Items (Annexure C)

Sr No	Particulars	Amount (Rs.)
1	Cost of Extra items and Infra works	0.00

Yours Faithfully

ASGARI GINWALA