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: 26/04/2021

To
Mr. Cyrus J. Mody (Designated Partner),
M/s. SIMBA PROPERTIES LLP,
Plot No. 81/83, 2nd Floor, Stadium House Block-I
Veer Nariman Road, Churchgate,
Mumbai- 400020.

Subject: Certificate of Cost Incurred for Development of SAVANA for Construction of commercial shops in A wing building (MahaRERA Registration Number is now applied for) situated on the Plot bearing CTS No. 809/A/1/6 & 809/A/1/7 of village poisar demarcated by its boundaries 27.45m wide D.P. Road to north, CTS No. 809/A/1/8, CTS No. 809/A/1/10 & CTS No. 809/A/1/11 to south 36.6m wide D.P. road to east CTS No. 809-A/1/1/5 (part) to the West Of Division- village- Poisar, Taluka Borivali, District Mumbai suburban PIN 400101 admeasuring 6362.4 sq. mts. or thereabout area being developed by M/s. SIMBA PROPERTIES LLP / M/s. BREDCO C.A. to Owners M/s NJPL.

Sir,
I Hemant Ghag have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being one Building/ comprising A&B Wings of the first Phase of the Project, situated on the plot bearing CTS No. 809/A/1/6 & 809/A/1/7 of village poisar of Division- village- Poisar, Taluka Borivali, District Mumbai suburban PIN 400101 admeasuring 6362.4 sq. mts. or thereabout area being developed by M/s. SIMBA PROPERTIES LLP / M/s. BREDCO C.A. to Owners M/s NJPL.

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

   (i) Shri Vilas M Nagalkar of M/s. 4site architect as L.S. / Architect ;
   (ii) Shri Achyut Watve of M/s. JW Consultants LLP as Structural Consultant
   (iii) Shri Birju Patel of M/s. MEP Consulting Engineers as MEP Consultant
   (iv) Shri Hemant Ghag 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 Shri Hemant Ghag 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.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 8,37,77,662.00** (Total of Table A and B).

   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 31.03.2021 is calculated at **Rs. 37,16,380.00** (Total of Table A and B).

   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. 8,00,61,282** (Total of Table A and B).

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

"SAVANA, Phase-I"

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 13.11.2019 of Registration is	Rs. 8,10,53,709 /-
2	Cost incurred as on 31.03.2021 (based on the Estimated cost)	Rs.37,16,380/-
3	Work done in Percentage (as Percentage of the estimated cost)	4.58 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 7,73,37,329/-
5	Cost Incurred on Additional /Extra Items as on 31.03.2021 not included in the Estimated Cost (Annexure A)	Rs. 0 /-

TABLE B
"SAVANA, Phase-I"

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 13.11.2019 date of Registration is	Rs. 27,23,953 /-
2	Cost incurred as on 31.03.2021 (based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred	Rs. 27,23,953 /-
5	Cost Incurred on Additional /Extra Items as on 31.03.2021 not included in the Estimated Cost (Annexure A)	Rs. 0 /-

Yours Faithfully

Signature of Engineer

***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 –Nil.

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