Annexure — B

FORM-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted al the lime of Registration or Ongoing Project and for withdrawal of Money from Designated Account — Project Wise)

l)ate 30.06.2022

To.
Mr. Cyrus J. Mody (Designated Partner), M/s. SIMBA PROPERTIES LLP, Ground Floor, Viceroy Savana Project Office, Opp. Swapnapurti SRA CHS, Thakur Village, Kandivali East. Mumbai- 400101.

Subject : Certificate of Cost Incurred for Development of SAVANA for Construction of **Commercial shops in A wing building** having (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 having 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.

2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments 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 drawings / plans made available to us for the project under eferenceby the Developer / Consultants. The Schedule of items and quantity required for the entire work as calculated by Shri Hemant Ghag Quantity Surveyor* appointed by Developer/Engineer, 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. Wc estimate Total Estimated Cost of completion of the aforesaid project under at **Rs.8,37,77,662**

(Total of Table A and B) at the time of Registration. The estimated Total Cost of' project is with reference to the Civil, MFP and Allied works required for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the Building(s) / Wing(s) Layout / Plotted Development from the being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. 'I'hc Estimated Cost Incurred till date is calculated at **Rs. 6,76,15,170** (Total of 'I-able 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 & external works, as per specifications mentioned in agreement or sale, or the Project is estimated at **Rs. 1,61,62,492** of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate intemal & external works, as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date or this certificate is as given in 'I'ablc A and B below:

TABLE A

''SAVANA- Phase I ''- Commercial shops in A wing building having (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

	Particulars	Amount In Rs.
1.	Total Estimated Cost of the Building/Wing / Layout Plotted Development as on date of Registration is	8,10,53,709
2.	Cost incurred as on datc of' certificate	6,76,15,170
3.	Work done in Percentage (as Percentage of the estimated cost)	83.42 %
4.	Balance Cost to be (Based on Estimated Cost)	1,34,38,539
5.	Cost Incurred on Additional/Extra Iteuns not included in the Estimated Cost (Table —C)	

TABLE B

Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout a.s on date of Registration is	27,23,953
2.	Cost incurred as on date of certificate	0
3.	Work done in Percentage (as Percentage or the estimated	0
4.	Balance Cost to be Incurred (Based on Estimated Cost)	27,23,953
5.	Cost Incurred on Additional {Extra Items not included in the Estimated cost (Table -C	0

Yours Faithfully,

Signature & (IN BLOCK LETTERS) stamp of Engineer

[Not Less than Bachelor's Degree Holder or equivalent as Cer Section 2(u) of the Act]

महाराष्ट्र शासन राजपत्र असाधारण भाग चार-क, डिसेंबर QQ, २०२१R,१९

Local Authority license no. (If applicable)

Agreed and Accepted by:

Signature of Promoter

Name: MR. CYROS MODY

Date:

Note :

I . The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications 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. (**) Balance Cost to be incurred (4) may vary from Difference between Total estimated Cost (I) 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 or the cost incurred / to be incurred.

5. All components or work with specification's are indicative and not exhaustive.

6. Please specify if there are any deviations i 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

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

	List of Extra/Additional / Deleted Items	Amount (In Rs,)
2.		