



:- Row House- 4, Dheeraj Savera,
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:-022-65205618 FAX: 022-28851641
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Project Solutions Pvt. Ltd

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

Date:30/12/2020

To
M/s.Adhikari Engineering Pvt Ltd.
435 Avior,LBS Road,
Mulund west,Mumbai-400081

Subject: Certificate of Cost Incurred for Development of proposed S.R.Scheme u/s 33(10) on plot bearing C.T.S. NO. 231 A (Part), 234, 234(1 to 14), 235, 235 (1 to 6), 236, 236(1 to 7), 1331, 1331 (1 to 10) of Village Kanjur, Tal. Kurla, demarcated by its boundaries (latitude and longitude of the end points) Adjoining slum to the North,13.4m wide Existing road to the South, 27.45m wide D.P road to the East and adjoining nalla to the West situated at Samarth Nagar, Jangal mangal Road, Bhandup (W), Mumbai – 400078 admeasuring 1680.15 sq.mts. area being developed by for Shri Ganpat Mali SRA CHS.ltd.

Ref: MahaRERA Registration Number _____

Sir,

I/ We Nexus Project solutions Pvt.Ltd have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Residential Building Sale & Rehab Wings of the _ Phase situated on the plot bearing CTS No. **231 A (Part), 234, 234(1 to 14), 235, 235 (1 to 6), 236, 236(1 to 7), 1331, 1331 (1 to 10) of Village Kanjur, Tal. Kurla situated at Samarth Nagar, Jangal mangal Road, Bhandup (W), Mumbai – admeasuring 1680.15 sq.mts. area being developed by for Shri Ganpat Mali SRA CHS.ltd.**

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

- (i) M/s S.S.Associates as L.S. / Architect ;
- (ii) M/s Nexus Project Solutions Pvt Ltd. as Structural Consultant
- (iii) M/s Nexus Project Solutions Pvt Ltd. as MEP Consultant
- (iv) M/s Nexus Project Solutions Pvt Ltd. 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 **Nexus Project Solutions Pvt Ltd.** 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 3111,83,217 /-** (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.

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Anwala

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4. The Estimated Cost Incurred till date is calculated at **Rs 74,375,713 /-** (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 236,807,504 /-** (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
Rehab Wing

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on the date of Registration is	<u>₹ 1438,74,315 /-</u>
2	Cost incurred as on 31-09-2020 (based on the Estimated cost)	<u>₹ 48,479,510 /-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>33.69%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>₹ 95,394,805 /-</u>
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	

Sale Wing

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on the date of Registration is	<u>₹ 1673,08,902 /-</u>
2	Cost incurred as on 31-09-2020 (based on the Estimated cost)	<u>₹ 25,896,203 /-</u>

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3	Work done in Percentage (as Percentage of the estimated cost)	<u>15.47 %</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>₹ 141,412,699 /-</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	

TABLE B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ the date of Registration is	3111,83,217 /-
2	Cost incurred as on 31-09-2020 (based on the Estimated cost)	74,375,713/-
3	Work done in Percentage (as Percentage of the estimated cost)	23.90%
4	Balance Cost to be Incurred (Based on Estimated Cost)	236,807,504/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	

Yours Faithfully

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KAILASH ANWALA
(Licence No.NA)