

FORM 2 [see Regulation 3]

ENGINEER'S CERTIFICATE

Date:15/10/2022

To

Mr. Chirag M Shah
(Partner of Disha Construction)
201, Square One,
Gulmohar Road,
Juhu, Mumbai – 400 049

Subject: Certificate of Cost incurred for Development of “**TULIP**” having MahaRERA Registration No.P51800024339 being Developed by Disha Construction.

Sir,

1. I Bhavin M Shah have undertaken assignment of certifying Estimated Cost for TULIP having MahaRERA Registration No. P51800024339 being developed by M/s. Disha Construction.
2. We have estimated the cost of Civil, MEP and Allied works, required for completion of the apartment 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 reference by the Developer and Consultants. The Schedule of items and quantity required for the entire work as calculated by Hitesh Solanki 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 to ascertain/confirm the above analysis given to us.
3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at Rs.10.00Crore (Total of Table A and B) at the time of Registration. Revised Estimated cost as on 30.09.2022 is 12.42 Crore. The estimated Total Cost of project is with reference to the Civil, MEP and allied works

required for completion of the apartments and proportionate completion of internal and external work, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the building (s)/wings(s)/ Layout / Plotted Development from the Municipal Corporation of Greater Mumbai being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 9.80 Crore (30.09.22) (Total of Table 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 of sale of the project is estimated at Rs. 02.62 Crore (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal & external works, as per specifications mentioned in agreement of sale of the aforesaid project as completed on the date of this certificate is as given in Table A and B below:

TABLE-A

TULIP

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30/09/2019 date of Registration. Revised Estimated cost as on 30.09.2022	Rs.12.42Crore
2	Cost incurred as on 30.09.2022	Rs. 9.80 Crore
3	Work done in Percentage (as Percentage of the estimated cost)	78.90%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 2.62 Crore
5	Cost Incurred on Additional / Extra items not included in the Estimated Cost (Table - C)	Rs. NIL

TABLE-B**TULIP**

Internal & External Development works in Respect of the Registered Phase

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the Internal and external Development works including amenities and facilities in the layout as on date of Registration	NA
2	Cost incurred as on 15.10.2022	NA
3	Work done in Percentage (as Percentage of the estimated cost)	%
4	Balance Cost to be incurred (Based on Estimated Cost)	NA
5	Cost Incurred on Additional / Extra items not included in the Estimated Cost (Table - C)	NA

Table B not applicable as it's stand alone building and not a layout.**Yours Faithfully**

BHAVIN
MADHUSUD
AN SHAH

Digitally signed by BHAVIN MADHUSUDAN SHAH
DN: cn=, o=Personal, postalCode=400001,
c=India
10770c188a60f50a09442a70a1,
serialNumber=104001c920a0c2a007c30a0f0e
0800a0f101,
email=bsm@rediffmail.com, c=IN, o=BHAVIN MADHUSUDAN SHAH
Date: 2022.10.18 15:48:05 +05'30'

BHAVIN M. SHAH

License No. STR/S/208

Agreed and Accepted by:
For Disha Construction

Partner

Name:

Date:

***Note**

1. The scope of work is to complete entire 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 (1) 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 of the cost incurred/ to be incurred.

4. All components of work with specifications are indicative and not exhaustive.

5. Please specify if there are any deviations/ qualifications Example : Any deviations in input materials used from specifications in agreement of sale.

TABLE-C

TULIP

List of Extra/Additional/Deleted items considered in Cost
(which were not part of the original Estimate of Total Cost)

Sr.No.	List of Extra/Additional/Deleted Items	Amounts
1	N.A	
2		

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Hanuman Cross Road No.2,
Vile Parle (East), Mumbai 400 057
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