



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: 19,12,2023

To,
M/s. Nivara Infradevelopers LLP
CA to Vile Parle Trimbak Sadan CHS Ltd.
02, Ground Floor
Jalmeena CHS Ltd.
Jn. of Bajiprabhu Deshpande Marg & Sahakar Road
Vile Parle (East)
Mumbai 400057

Subject: Certificate of Cost incurred for Development of Proposed Building known as "Vile Parle Trimbak Sadan CHS Ltd." of the Phase of the Project [Maha RERA Registration Number **P51800052172**] situated on the Plot bearing C.T.S. No.1042 demarcated by its boundaries, Prathana Samaj Cross Road & Vaikunth Apartment to the North, Ajmal Road to the South, Sahakar Niwas (Dabholkar Wadi) to the East, Rugvedi Apartment to the West, Village Vile Parle (East), Taluka Andheri, Mumbai Suburban District, PIN : 400 057, Plot area admeasuring 486.62 sq. mts. being developed by Nivara Infra Developers LLP,

Sir,

1. We M/s. R D MAGDUM have undertaken assignment of certifying Estimated Cost for Project "**Vile Parle Trimbak Sadan CHS Ltd.**" having MahaRERA Registration Number "P51800052172".
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 attachment of sale. Our estimated cost calculations are based on the information made available to us for the project under reference by the Developer / Consultants. The Schedule of items and quantity required for the entire work as calculated by **Project Engineer** appointed by Developer. The assumption to 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 **₹7,50,00,000/-** (Total of Table A and B) at the time of Registration. The estimated Total Cost of Project is with references to the Civil, MUP and Allied works required for completion of the apartments and Proportionate complication 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) or Layout / Plotted Development from the being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **₹1,60,45,965/-** (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 this items.
5. The Balance Cost of Completion of the Civil, MEP and Allied works for completion of the apartments and Completion of internal & external works, as per specifications mentioned in agreement of sale, of the Project is estimated at **₹5,89,54,035/-** (Total of Table A and B)
6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate and internal & External works, as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date others certificate is as given in (Table A and B) below:

TABLE-A

Building called as "**Vile ParleTrimbakSadan CHS Ltd.**"

Sr. No.	Particulars	Amount (in ₹)
1	Total estimated Cost of the Building/Wing / Layout / Plotted Development as on date of Registration is	7,50,00,000/-
2	Cost incurred as on date of certificate	1,60,45,965/-
3	Work done in Percentage (as Percentage of the estimated cost)	21.39%
4	Balance Cost to be incurred** (Based on Estimated Cost)	5,89,54,035/-
5	Cost Incurred on Additional /Extra items not included in the Estimated Cost (Table -C)	NIL

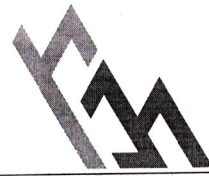


TABLE-B

Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amount (in ₹)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in	NIL
2	Cost incurred as on date of certificate	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	NIL
4	Balance Cost to be incurred** (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional /Extra items not included in the Estimated Cost (Table -C)	NIL

Yours Faithfully,

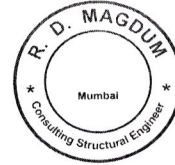
RAOSAHEB
DHONDI MAGDUM

Digitally signed by RAOSAHEB DHONDI MAGDUM
DN: cn=RAOSAHEB DHONDI MAGDUM, o=IN
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Date: 2023.12.19 17:48+05:30

Signature of Engineer

Name: **R. D. MAGDUM**

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Agreed and accepted by: **M/s. Nivara Infradevelopers LLP**

Signature of Promoter

Name: **Mr. Prasad Patel**

Date: 19/12/2023

Note:

1 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 (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this 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

6. Please specify if there are any deviations 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 parts of the original Estimate of Total Cost)

Sr.no	Particulars	Amount (In ₹)
NOT APPLICABLE		