SSCONS
Consulting structural engineers

ANNEXURE - B

FORM 2

ENGINEER'S CERTIFICATE

Date : 01-01-2024

To,
The Partners,
M/S. PADMAVATI DEVELOPERS
B/706, Gemini C.H.S., Jankalyan Nagar,
Marve Road, Malad (West),
Mumbai 400 095.

Subject : Certificate of Cost Incurred for Development of **PADMAVATI AADESH, REDEVELOPMENT OF BHARATI C.H.S. LTD.**, being developed by **M/S. PADMAVATI DEVELOPERS**.

Sir,

1. We, **M/S. SSCONS CONSULTING STRUCTURAL ENGINEERS**, have undertaken the assignment of certifying the Estimated Cost for **PADMAVATI AADESH, REDEVELOPMENT OF BHARATI C.H.S. LTD.**, being developed by **M/S. PADMAVATI DEVELOPERS.**

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 reference by the Developer / Consultants. The schedule of items and quantity required for the entire work as calculated by **MR. HEMANT LAXMAN AMBEKAR**, appointed by Developer, 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. 4,51,00,000/-** at the time of Registration. 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 & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining Occupation Certificate / Completion Certificate for the Building from **Municipal**

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Corporation of Greater Mumbai (M.C.G.M), being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 3,48,50,000/-** 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. 1,02,50,000/-**

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

SR. NO.	PARTICULARS	AMOUNT (RS.)
1	Total Estimated cost of the Building as on date of Registration is	**4,10,00,000/-**
2	Cost incurred as on date of certificate	**3,48,50,000/-**
3	Work done in Percentage. (As Percentage of the Estimated cost)	**85%**
4	Balance Cost to be Incurred. (Based on Estimated Cost)	**61,50,000/-**
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 (RS.)
1	Total Estimated cost of the Internal and External Development Works including Amenities and Facilities in the layout as on date of Registration	**41,00,000/-**
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)	**41,00,000/-**
5	Cost Incurred on Additional /Extra Items, not included in the Estimated Cost (Table-C)	**NIL**

TABLE-C

❖ 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	AMOUNT (IN RS.)
1.	-	**NIL**

For SSCONS

BHONDE R. K.
LIC No. STR/B/75

Yours Faithfully,
For **M/S. SSCONS**

MR. RAJKUMAR K. BHONDE
(License No. : **STR/840003912**)

Agreed and Accepted by :

For **M/S. PADMAVATI DEVELOPERS**

MR. GIRISH KOLTHARIA
(Authorized Partner)

PADMAVATI DEVELOPERS

Date : **08.10.2023**