ADITYA D. MEHTA (B.E.CIVIL)
LICENSED PLUMBER AND LICENSED SITE SUPER VISOR
ADD: B/34 RAJESH APARTMENT SHANKAR LANE KANDIVLI (WEST) MUMBAI 400067

ANNEXURE-2
FORM-2
[see Regulation 3]

ENGINEER'S CERTIFICATE

Date: - 30.06.2024

To
M/s. Desai Residency Pvt. Ltd.
A-601, Naman Midtown,
Senapati Bapat Marg,
Prabhadevi (West),
Mumbai – 400 013.

Subject: Certificate of Cost Incurred for Development of "Vidyalankar CHSL" for Construction of 1 No. of Building situated on the plot bearing FP no 130/A of TPS II of Village Vile Parle, Ram Mandir Road (Malviya Road) demarcated by its boundaries (latitude and longitude of the end points) 19°09'89.1" N, 72°84'68.9"E. North by Vallabh Niwas, to the South by Salva Niwas, to the East by 10.00 Mts. wide Ram Mandir Road., to the West by Shree Shail of Village Vile Parle, Vile Parle (East), Mumbai, PIN- 400 057,admeasuring 728.82 sq.mts. area being developed by 'M/s. Desai Residency Pvt. Ltd'.

Sir,

I Aditya Dinesh Mehta have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 01 Building situated on the plot bearing FP no 130/A of TPS II of Village Vile Parle, Ram Mandir Road (Malviya Road), Vile Parle (East), Mumbai – 400057 admeasuring 728.82 sq.mts. area being developed by 'M/s. Desai Residency Pvt. Ltd'.

1. Following technical professionals are appointed by Promoter: -
   (i) M/s. H. M. Jhaveri & Sons as Architect;
   (ii) M/s. Associated Structural Consultants LLP as Structural Consultant
   (iii) Shri. Sunil Yadav as Quantity Surveyor *

AJAY DATTAJIRAO DESAI
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Aditya D. Mehta
(Licence Site Supervisor)
(Licence No.M/489/SS-I)

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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 Shri. Sunil Yadav as quantity Surveyor* appointed by Developer, 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. **8,83,66,112/- (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 Building Proposal being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs.2,89,61,010/- (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 Building Proposal (planning Authority) is estimated at Rs. **5,94,05,102/- (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:

AJAY DATTAJIRAO DESAI
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Aditya D. Mehta
(Licence Site Supervisor)
(Licence No.M/489/SS-I[st])

ADITYA D. MEHTA (B.E.CIVIL)
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TABLE A

Building /Wing bearing Number___ or called Vidyalankar CHSL

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30.04.2023 date of Registration is	Rs.8,65,04,565.60 /-
2	Cost incurred as on 30.06.24 (Based on the Estimated cost)	Rs.2,89,61,010/-
3	Work done in Percentage (As Percentage of the estimated cost)	**33.48 %**
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.5,75,43,555.60/-
5	Cost Incurred on Additional /Extra Items as on 30.06.2024 not included in the Estimated Cost (Annexure A)	Rs. 0.00 /-

TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30.04.2023 date of Registration is	Rs. 18,61,546.40/-
2	Cost incurred as on 30.06.2024 (Based on the Estimated cost)	Rs.0.00 /-
3	Work done in Percentage (As Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 18,61,546.40/-
5	Cost Incurred on Additional /Extra Items as on 30.06.2024 not included in the Estimated Cost (Annexure A)	Rs. 0.00 /-

Yours Faithfully

Aditya D. Mehta
(Licence Site Supervisor)
(Licence No.M/489/SS-I[st])

Er. ADITYA DINESH MEHTA
(License NO:- M/489/SS-Ist)

AJAY DATTAJIRAO DESAI
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*** Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.

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. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

4. 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.

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

Annexure A

List of Extra / Additional Items executed with Cost
(Which were not part of the original Estimate of Total Cost)