Associated Structural Engineers LLP

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**FORM-2**

[*See* Regulation 3]

**ENGINEER'S CERTIFICATE**

Asc/2614/L088/12/2023 Date: 03/12/2023

To,

**M/s Om Sai SSS Developers Thane,**

SaiTirth Tower, Office 1/6, 1/9 1st Floor,

Siddharth Nagar, Kopri Colony,

Opp. Bara Bunglow, Thane (East) 400 603.

**Subject: Certificate of Cost Incurred for Development and construction work of proposed "Building no 254" on and bearing C.T.S No. 356(pt)S.No. 113(pt) of village Hariyali, situated at kannamwar nagar MHADA LAYOUT, Vikhroli (E), Mumbai – 400083. Sai Kutir Ressidency having MahaRERA Registration Number P51800052499 being developed by Om Sai SSS Developers Thane.**

**Sir,**

1. I Mr. Rohit R. Varma, Partner of Associated Structural Engineers LLP have undertaken assignment of certifying Estimated Cost for "**Bldg NO. 254**", **Sai Kutir Ressidency** having MahaRERA Registration Number **P51800052499** being developed by **Om Sai SSS Developers Thane.**

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 Quantity Surveyor* appointed by Developer / Engineer, 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.

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3. We estimate Total Estimated Cost of completion of the aforesaid project under reference as **Rs.55,97,38, 690/-** (Total of Table A and B) 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(s)/ Wing(s)/ Layout/ Plotted Development from the Building Permission Cell MHADA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 69,96,735/-** (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. 55,27,41,955/-** (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for completion of the apartments and proportionate completion of 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**

**"Building no 254" known as "Sai Kutir Ressidency."**

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

| Sr. No. | Particulars | Amount (in Rs.) |
|---|---|---|
| 1 | Total Estimated cost of the Building/ Wing/ Layout/ Plotted Development as on date of Registration is___ | Rs. 55,97,38,690/- |
| 2 | Cost incurred as on 31/12/2023. (Based on Estimated Cost) | Rs. 69,96,735/- |
| 3 | Work done in Percentage as on 31/12/2023. (As Percentage of the estimated cost) | 1.25% |
| 4 | Balance Cost to be Incurred as on 31/12/2023. (Based on Estimated Cost) | Rs. 55,27,41,955/- |
| 5 | Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Table - C) | NIL |

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## TABLE B

**Internal & External Developments Works in respect of the Registered Phase**

| Sr. No. | Particulars | Amount (in Rs.) |
|---|---|---|
| 1 | Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout of date of registration is____ | Rs. NIL |
| 2 | Cost incurred as on 31/12/2023. (Based on Estimated Cost) | Rs. NIL |
| 3 | Work done in Percentage as on 31/12/2023. (As Percentage of the estimated cost) | 0% |
| 4 | Balance Cost to be Incurred as on 31/12/2023. (Based on Estimated Cost) | NIL |
| 5 | Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Table - C) | NIL |

Yours Faithfully,

ASSOCIATED STRUCTURAL ENGINEERS LLP

**Mr. Rohit R. Varma,**
**Lic. No. STR: 840001329**

OM SAI SSS DEVELOPERS THANE

Agreed and Accepted by:
**M/s Om Sai SSS Developers Thane,**

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 for 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 bot exhaustive.

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

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 |
| 2. | ---------- | NIL |