FORM – 2 [See Regulation 3]

ENGINEER'S CERTIFICATE

To
M/s. Neelyog Builders Private Limited
Unit No.1037, 10th Floor,
N.S.Phadke Road, Andheri(East),
Mumbai-400069

Subject:- Certificate of Cost Incurred for Development of "**Neelyog Aarana**" located at Plot Bearing F.P. No.20 of TPS Ghatkopar No. II, TPS Scheme and corresponding CTS no.3809 to 3833 of Village Ghatkopar Kirol, at Laxmi Narayan Lane & TPS Lane No.4 at Ghatkopar West in N/Ward Mumbai -400 086 being developed by **M/s. Neelyog Builders Private Limited as on 31.12.23**

Ref:- RERA Registration Number – **P51800053483**

Sir,

I, **K.O.Devasia**, have undertaken assignment of certifying Estimated Cost for Composite Building of accommodation of existing occupants/tenants & free sale bldg../wing known as "Neelyog Aarana") having MahaRERA Registration Number **P51800053483** developed by Neelyog Builders Pvt. Ltd.

1. I have estimated the cost of the 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 me for the project under reference by the Developer/Consultants. The schedule of items and quantity required for the entire work as calculated by me, the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by me to ascertain/confirm the above analysis given to me.

2. I estimate, total Estimated Cost of completion of aforesaid project under reference **to be known as "Neelyog Aarana"** as **Rs. 5600.00 Lacs** (ie. Composite Building of accommodation of existing occupants/tenants as Rs. 1904.00 L and & free sale bldg./wing as Rs. 3696.00 Lacs) (Ground plus 14 floors) at the time of Registration .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) /Wing(s) /Layout / Plotted Development from the **Slum Rehabilation Authority (SRA)** being the planning authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost incurred till date of aforesaid Project to be known as "**Neelyog Aarana**" as Rs. 106.57 Lacs (Composite Building of accommodation of existing occupants/tenants as Rs. 36.23 L and & sale bldg../wing as Rs. 70.34 L). The amount of Estimated Cost Incurred is calculated on the basis of input materials/ services used and unit cost of these items.

4. The Balance Cost of Completion of the Civil, MEP and Allied work of the aforesaid Project to be known as "**Neelyog Aarana**" is as Rs. 5493.43 Lacs (Composite Building of accommodation of existing occupants/tenants as Rs. 1867.77 L and & sale bldg./wing as Rs. 3625.66 L). (Total of Table A & B).

5. 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

Building/ Wing /Layout/ Plotted Development called as "Neelyog Regent"

Sr.No	Particular	Existing Tenant Building (Rs.) (In Lacs)	Sale Building (Rs.) (In Lacs)	Total Amount (Rs.) (In Lacs)
1	Total Estimated cost of the Building as on date	1904.00	3696.00	5600.00
2	Cost incurred till dated (based on the Estimated cost incurred) as on 31.12.23	36.23	70.34	106.57
3	Work done in percentage (as percentage of the estimated cost)	1.90%	1.90%	1.90%
4	Balance cost to be incurred (based on Estimated cost)	1867.77	3625.66	5493.43
5	Cost incurred on additional /extra items not included in the Estimated cost	NIL	NIL	NIL

TABLE – B

Internal & External Development Works in Respect of the Registered Phase

Sr.No.	Particular	Existing Tenant Building (Rs.) (In Lacs)	Sale Building (Rs.)(In Lacs)	Total Amount (Rs) (In Lacs)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the Layout of Neelyog Aarana as on 31.12.2023	NIL	NIL	NIL
2	Cost incurred as on date (based on the Estimated cost incurred)	NIL	NIL	NIL
3	Work done in percentage (as percentage of the estimated cost)	NIL	NIL	NIL
4	Balance cost to be incurred (based on Estimated cost)	NIL	NIL	NIL
5	Cost incurred on additional/extra items not included in the Estimated cost (Table C)	NIL	NIL	NIL

Yours faithfully,

(K.O.Devasia)
(License No. D/104/SS-I)

Agreed and Accepted by:

Signature of Promoter
Name : **Yogesh B. Mehta**
Date: 20.03.2024

Note :

1. The scope of work is to complete entire 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 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 specification are indicative and not exhaustive.

5. 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 part of the Original Estimate of Total Cost)

Sr.No	List of Extra/Additional /Deleted Items	Amount
-	-	-
-	-	-
-	-	-