

ABHIJIT V. PHATARPEKAR

B.E. (Civil), M.I.E., Chartered Engineer (India)

Licensed Civil/ Chartered Engineer/Estimator

5EDC, PLOT NO. 17/18, DR. AMBEDKAR ROAD, GORAI-1, BORIVALI (W), MUMBAI-400092

FORM-2
[See Regulation 3]
ENGINEER'S CERTIFICATE

Date: 22/08/2023.

To,
M/s. RAJHANS RESIDENCY
"RAJHANS SPLENDID" Near- River Park,
Shiv Vallabh Cross Road Ashokvan,
River Park Complex, Rawalpada,
Dahisar East, Mumbai, Maharashtra 400068

Subject: Certificate of Cost Incurred for Development of the Project RAJHANS SOLITAIRE C.T.S. No. 177, 177 /1 to 11 of Village Malad-E, P/N ward, Malad (East), Mumbai, having MahaRERA Registration Number ___ to be applied ___ being developed by M/s. RAJHANS RESIDENCY.

Sir/Madam,

1. I/ We Abhijit V. Phatarpekar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **RAJHANS SOLITAIRE** Building of the Project situated on C.T.S. No. 177, 177 /1 to 11 of Village Malad-E, P/N ward, Malad (East) MUMBAI -400097 admeasuring 620.50 sq.mts. area being developed by **M/S RAJHANS RESIDENCY**
2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external walls of the project as per specification mentioned in agreement for 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 Shivprakash R. Tiwari Quantity Supervisor* 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



Digitally signed by
ABHIJIT VINOD PHATARPEKAR
Date: 2023.08.22
12:38:32 +05'30'

1

5EDC, Bungalow Plot No. 17/18, Dr. Babasaheb Ambedkar Road, Gorai-1, Borivali (W),
Mumbai-400092.

ABHIJIT V. PHATARPEKAR

B.E. (Civil), M.I.E., Chartered Engineer (India)

Licensed Civil/ Chartered Engineer/Estimator

5EDC, PLOT NO. 17/18, DR. AMBEDKAR ROAD, GORAI-1, BORIVALI (W), MUMBAI-400092

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference as **Rs. 10,50,00,000/- (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 apartments and proportionate completion of internal & external walls of the project as per specification mentioned in agreement for sale and for the purpose of obtaining occupation certificate / completion certificate for the building(s)/Wings/Layout/Plotted Development from the MPGL being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 0/- (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 the completion of the apartments and proportionate completion of internal & external works of the project as per specification mentioned in agreement for sale of the project is estimated at **Rs. 10,50,00,000/- (Total of Table A and B).**
6. I certify that the Cost of the Civil, MEP and allied work for apartments and proportionate completion of internal & external walls of the project as per specification mentioned in agreement for sale, the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:



ABHIJIT
VINOD
PHATARPEKAR
R

Digitally signed
by ABHIJIT VINOD
PHATARPEKAR
Date: 2023.08.22
12:38:52 +05'30'

ABHIJIT V. PHATARPEKAR

B.E. (Civil), M.I.E., Chartered Engineer (India)

Licensed Civil/ Chartered Engineer/Estimator

5EDC, PLOT NO. 17/18, DR. AMBEDKAR ROAD, GORAI-1, BORIVALI (W), MUMBAI-400092

TABLE - A

Building / Wing bearing Number _____ or called _____
(to be prepared separately for each Building / Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building / wing as on 17/12/2020 date of Registration is	9,45,00,000.00/-
2	Cost Incurred as on 17/08/2023 (Based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on the Estimated cost)	9,45,00,000.00/-
5	Cost Incurred on Additional / Extra Items as on 17/08/2023 not included in the Estimated Cost (Annexure A)	NIL

TABLE - B

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

Sr. No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 17/08/2023 date of Registration is	1,05,00,000.00/-
2	Cost Incurred as on 17/12/2020 (Based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on the Estimated cost)	1,05,00,000.00/-
5	Cost Incurred on Additional / Extra Items as on 17/08/2023 not included in the Estimated Cost (Annexure A)	NIL



Digitally signed by
ABHIJIT VINOD
PHATARPEKAR
Date: 2023.08.22
12:39:08 +05'32'

3

5EDC, Bungalow Plot No. 17/18, Dr. Babasaheb Ambedkar Road, Gorai-1, Borivali (W),
Mumbai-400092.

ABHIJIT V. PHATARPEKAR

B.E. (Civil), M.I.E., Chartered Engineer (India)
Licensed Civil/ Chartered Engineer/Estimator

5EDC, PLOT NO. 17/18, DR. AMBEDKAR ROAD, GORAI-1, BORIVALI (W), MUMBAI-400092

Yours Faithfully,
For, AVP Structural Consultants, Mumbai,

ABHIJIT
VINOD
PHATARPEKAR
R

Digitally signed
by ABHIJIT VINOD
PHATARPEKAR
Date: 2023.08.22
12:39:24 +05'30'

Mr. Abhijit V. Phatarpekar.
B.E. (Civil), M.I.E. (Structures),
Licensed Civil/Structural Engineer.

Agreed & accepted by:



Signature of Promoter
Name of the Promoter: M/s. RAJHANS RESIDENCY
Date: 22/08/2023.

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 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 not exhaustive.
5. Please specify if there are any deviations / qualifications. Example: Any deviations in input material used from specifications in agreement of Sale.

ABHIJIT V. PHATARPEKAR

B.E. (Civil), M.I.E., Chartered Engineer (India)

Licensed Civil/ Chartered Engineer/ Estimator

5EDC, PLOT NO. 17/18, DR. AMBEDKAR ROAD, GORAI-1, BORIVALI (W), MUMBAI-400092

Table C

List of Extra / Additional / Deleted items considered in Cost
(Which were not part of the Original Estimate of the Total Cost)

Sr. No.	List of Extra / Additional / Deleted items	Amount in (Rs.)
1	Nil	Nil



Digitally signed by
ABHIJIT VINOD
PHATARPEKAR
Date: 2023.08.22
12:39:39 +05'30'