

STRUCTURAL CONSULTANT
CHARTERED ENGINEER
VALUER
PROJECT MANAGEMENT
CONSULTANT

R.C. TIPNIS

B.E. (CIVIL), M.I.E.

'SANJRAJ', G. V. SCHEME-2, MULUND (E), MUMBAI - 400 081. • TEL: 2163 4791 • 21634399
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FORM-2

[see Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

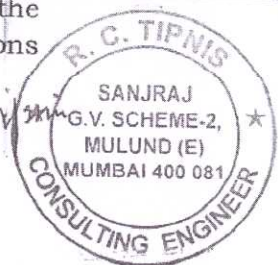
Date: 01/04/2024

Mehta & Shirodkar Developers
5-B Shreenath Apartment No.3
Chaphekar Bandhu Marg
Mulund (East)
Mumbai 400 081

Sir,

Subject: Certificate of Cost to be Incurred for Development of Ganeshdham C.H.S.L. at Mulund East, Mumbai 400 081 having MahaRERA registration No. P51800053763 being developed by "Mehta & Shirodkar Developers.

1. I, Shri. Rajan C. Tipnis, have undertaken assignment of certifying Estimated Cost for " Ganeshdham C.H.S.L " having MahaRERA registration no. P51800053763 developed by "Mehta & Shirodkar Developers ".
2. I have estimated the cost of the Civil, MEP and Allied works required for completion of the Apartment & proportionate completion of internal & external works of the project as per specifications 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 and Consultants. The Schedule of items and quantity required for the entire work as 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 me.
3. I estimate Total Estimated Cost of completion of the aforesaid project under reference as Rs. 163,00,00,000/- (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 the apartment the proportionate completion of internal & external works, as per specifications



mentioned in agreement for sale and for the purpose of obtaining occupation certificate/ completion certificate for the Wings from the Municipal Corporation of Greater Mumbai, being the Planning Authority under whose jurisdiction the afore said project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 22,82,075/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of material/ 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 of apartments and proportionate completion of internal & external works, as per specifications mentioned in the agreement for sale, of the project is estimated at Rs. 162,77,17,925/- (Total of Table A & B)
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 the agreement for sale, of the project as completed on the date of this certificate is as given in Table A and B below:

Wing 'A'

TABLE A

Sr. No	Particulars	Amounts
1	Total Estimated cost of wing 'A' as on registration is 01/11/2023	Rs. 37,50,00,000/-
2	Cost incurred as on 31/03/2024 (based on the estimated cost)	Rs. 5,70,518
3	Work done in Percentage (as Percentage of the estimated cost)	0.15%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 37,44,29,482/-
5	Cost Incurred on Additional/Extra Items as not included in the Estimated Cost (Table C)	0%



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Wing 'B'

TABLE A

Sr. No	Particulars	Amounts
1	Total Estimated cost of wing 'B' as on registration is 01/11/2023	Rs. 37,50,00,000/-
2	Cost incurred as on 31/03/2024 (based on the estimated cost)	Rs. 5,70,518
3	Work done in Percentage (as Percentage of the estimated cost)	0.15%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 37,44,29,482/-
5	Cost Incurred on Additional/Extra Items as not included in the Estimated Cost (Table C)	0%

Wing 'C'

TABLE A

Sr. No	Particulars	Amounts
1	Total Estimated cost of wing 'C' as on registration is 01/11/2023	Rs. 37,50,00,000/-
2	Cost incurred as on 31/03/2024 (based on the estimated cost)	Rs. 5,70,519
3	Work done in Percentage (as Percentage of the estimated cost)	0.15%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 37,44,29,481/-
5	Cost Incurred on Additional/Extra Items as not included in the Estimated Cost (Table C)	0%



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Wing 'D'

TABLE A

Sr. No	Particulars	Amounts
1	Total Estimated cost of wing 'D' as on registration is 01/11/2023	Rs. 37,50,00,000/-
2	Cost incurred as on 31/03/2024 (based on the estimated cost)	Rs. 5,70,520
3	Work done in Percentage (as Percentage of the estimated cost)	0.15%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 37,44,29,480/-
5	Cost Incurred on Additional/Extra Items as not included in the Estimated Cost (Table C)	0%

TABLE B

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

Sr.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 01/11/2023 date of	Rs. 13,00,00,000/-
2	Cost incurred as on 31/03/2024 based on the estimated cost)	Rs.6,16,160/-
3	Work done in Percentage (as Percentage of the estimated cost)	0.47%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 12,93,83,840/-
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table C)	0%

Yours Faithfully

M. J. J. J.

R. C. TIPNIS

CONSULTING STRUCTURAL ENGINEER
LICENSE NO. STR: 840004500



Agreed and Accepted by:

Signature of Promoter

Name: **Manohar K. Shirodkar**

Date: **30/5/2024**



*** Note**

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specification mentioned in agreement of sale.
2. (*) Quality survey can be done by office of Engineer or can be done by an independent quality Surveyor, whose certificate of quality calculated can be relied upon by the Engineer. In case of Independent quality surveyor being appointed by Developer, the name has to be mentioned at the place marked(*) and in case quality are being calculated by office of Engineer, the name of the person in the office of the Engineer, who is responsible for the quality 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 quality 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.

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	-	-
2	-	-



