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: 15th December 2020

To,

The Director,

Woodlands Housing Pvt Ltd,

3 Union Coop Ins bldg.,

23 pm Rd,

Mumbai 400001.

Subject: Certificate of Cost Incurred for Development of 1Khandala Valley for Construction of 15 Bungalows of the First Phase (MahaRERA Registration Number) situated on the Plot bearing Survey no. 124/0,128/4, 128/5B, 129/1 130/0,128/2 part demarcated by its boundaries (latitude and longitude of the end points) to the North 18°42'52" to the East 73°19'28"to the Chavani Village Taluka Khalapur District Raigad PIN 410203 admeasuring 11371.17 sq. mts. area being developed by Woodlands Housing Pvt. Ltd

Ref: MahaRERA Registration Number P52000007162

Sir,

I, Hardik Tank have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 15 Bungalows of the First Phase of the Project, situated on the plot Survey no..124/0,128/4, 128/5B, 129/1 130/0,128/2 part of Division Chavani village Khalapur taluka Raigad, District 410203 admeasuring 11371.17. mts. area being developed by Woodlands Housing Pvt Ltd

1. Following technical professionals are appointed by Owner / Promoter: -

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

(i) Mr. Ajit Shilpi as Architect;
(ii) Mr. Satish Dhupelia as Structural Consultant
(iii) Mr. Rohit Unchilas MEP Consultant
(iv) Mr. Yogesh Daware as Site Manager
(v) Mr. Hardik Tank as Quantity Surveyor/Engineer

3. And the Schedule of items and quantity for the entire work as calculated by Hardik Tank Engineer/quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

4. We estimate Total Estimated Cost of completion of the bungalows of the aforesaid project under reference as Rs. 103,000,000 /- (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 being Planning Authority under whose jurisdiction the aforesaid project is being implemented.

5. The Estimated Cost incurred till date is calculated at Rs. 54,593,899 /- (Total of Table A and B).

The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

6. 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 (planning Authority) is estimated at Rs. 48,406,101 /- (Total of Table A and B).

7. 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:

TABLE A

15 Bungalows

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the bungalows as on _____ date of Registration is	Rs. 83,000,000
2.	Cost incurred as on _____ (based on the Estimated cost)	Rs. 34,943,899
3.	Work done in Percentage (as Percentage of the estimated cost)	42%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 48,056,101
5.	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	

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 _____date of Registration is	Rs 20,000,000
2.	Cost incurred as on _____ (based on the Estimated cost)	Rs 19,650,000
3.	Work done in Percentage (as Percentage of the estimated cost)	98%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 3,50,000
5.	Cost to be Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs 70,00,000

Yours Faithfully



Signature of Engineer

***Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time 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)

Professional Fees, Marketing, other expenses =Rs 70,00,000