MILIND RATHI
M.E.(Struct) M.I.E.,F.I.V.

CONSULTING
STRUCTURAL
DESIGNER
&
CHARTERED
ENGINEER

A-17/18, Sahakari Audhyogik
Vasahat, Old M.I.D.C.,
Ajanta Road, Jalgaon (M.S.)
Tel.: (O) 0257-2210979
Mob. : 98230 29679
E-mail : milindrathi@rediffmail.com

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: 31-03-2025

To,

The Superealty Buildcon LLP.
F. No. 10216, Bldg No. 260,
Sagar Sangit CHS,
Vikhroli (E), Mumbai 400083

Subject: Certificate of Cost Incurred for Construction/Development of "SHIVNERI PARK" for Construction of building having Maha RERA Registration Number Applied for situated on the Plot bearing S. No.– 370/1/B/1, 370/3/1, 370/3/2 at Chalisgaon Dist. Jalgaon under vertical AHP-PPP under PMAY Scheme Area of plot 42900 Sq.m being developed by The Superealty Buildcon LLP. Vikhroli (E), Mumbai 400083.

Sir,

1. I/We, **Milind Shyamsundar Rathi** have undertaken assignment of certifying Estimated Cost for project **"SHIVNERI PARK" for Construction of building having Maha RERA Registration Number Applied for**, **situated on the Plot bearing S. No.– 370/1/B/1, 370/3/1, 370/3/2 at Chalisgaon Dist. Jalgaon under vertical AHP-PPP under PMAY Scheme Area of plot 42900 Sq.m being developed by The Superealty Buildcon LLP. Vikhroli (E), Mumbai 400083.**

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

3. We estimate Total Estimated Cost of completion of the building(s) of the afore said project under reference as **Rs. 820500000/-** (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

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completed for the purpose of obtaining occupation certificate /completion certificate for the building(s) from the **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. 39,37,73,749.50/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amountof Total Estimated Cost.

5. 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 **MHADA** (planning Authority) is estimated at (Total of Table A and B).

6. 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

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

Sr. No.	Particulars	Amount (In Rs.)
1	Total Estimated cost of the building/wing /layout/plotted development as on 14-03-2022 date of Registration is	**Rs. 69,77,80000.00/-**
2	Cost incurred as on date 31-03-2025 of certificate based on the Estimated cost	**Rs. 39,14,67849.50/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**56.101%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 30,63,12150.50/-**
5	Cost Incurred on Additional /Extra Items not included in the estimated cost (Table C)	**Nil**

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TABLE B

Internal & External Development Works in Respect of 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 as on 14-03-2022 date of Registration is	**Rs.12,27,20000/-**
2.	Cost incurred as on date 31-03-2025 of certificate based on the Estimated cost	**Rs. 23,05,900/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**1.878%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs.10,61,12670/-**
5	Cost Incurred on Additional /Extra Items not included in the estimated cost (Table C)	**Nil**

Yours Faithfully

CHARTERED ENGINEER R.No. M-125145-1 M.I.E.

Milind Rathi
(License No – M-125145-1)
Chartered Engineer

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E-mail : milindrathi@rediffmail.com

Local Authority License No._____(If Applicable)

Agreed and accepted by:

SUPEREALTY BUILDCON MUMBAI LLP

Signature of Promoter

Name:

Date:

Note

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as 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. Balance Cost to be incurred (4) may vary from Difference between Total estimated Cost (l) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost elc. As this is an estimate cost- any deviation in quantity required for development of the Real Estate Project will result in amendment of 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 I 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 (Rs.)
1.	_____	_____
2.	_____	_____