

PRAVIN G. KULKARNI

F 7 B 1/1, Navratna CHS , sector- 8, khanda colony , Panvel - 410206

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: 24.04.2023

To

M/s. BKS Galaxy Realtors LLP.

1002,1202,1302, Bhumiraj Costarica,

Plot No.1/2, Sec-18, Sanpada, Navi Mumbai.

Subject: Certificate of Cost Incurred for Development of "MAPLEWOODS PHASE I" situated on the Gut no.51/2, 56 & 57/2, Thane Belapur Road, Digha, Airoli, Navi Mumbai., admeasuring 20,000 Sq.mtrs. area being developed by **M/s. BKS Galaxy Realtors LLP.**

Sir,

I, Pravin G. Kulkarni have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, situated on the Gut no.51/2, 56 & 57/2, Thane Belapur Road, Digha, Airoli, Navi Mumbai, admeasuring 20,000 Sq.mtrs. area being developed by **M/s. BKS Galaxy Realtors LLP.**

1. We have estimated the cost of 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 us for the project under reference by the Developer / Consultants. The Schedule of items and quantity required for the entire work as calculated by 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 us.
2. We estimate Total Estimated Cost of completion of the aforesaid project under reference at Rs. 1,34,24,91,311/- (Total of Table A and B) at the same time of Registration. The Estimated Total Cost of project is with reference to the Civil, MEP and Allied works enquired for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation



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certificate / completion certificate for the Building (s) / Wing (s)/ Layout/ Plotted Development from the NMMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost incurred till date is calculated at Rs. 20,00,000/- (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.
4. The Balance Cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the project is estimated at Rs. 1,34,04,91,311/- (Total of Table A and 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 bearing number D with Single Plinth

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 12/04/2023 date of Registration is	Rs.57,30,92,582 /--
2	Cost incurred as on 12/04/2023 (based on the Estimated cost)	Rs. 0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 57,30,92,582 /--
5	Cost Incurred on Additional /Extra Items as on 12/04/2023 not included in the Estimated Cost (Annexure A)	<i>Not Estimated as on today</i>

YRS

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Building bearing number F with Single Plinth

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 12.04.2023 date of Registration is	Rs. 50,35,28,898/-
2	Cost incurred as on 12.04.2023 (based on the Estimated cost)	Rs. 0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 50,35,28,898/-
5	Cost Incurred on Additional /Extra Items as on 12.04.2023 not included in the Estimated Cost (Annexure A)	Not Estimated as on today

Building bearing number Mhada Building with Single Plinth

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 12.04.2023 date of Registration is	Rs. 16,08,69,831/-
2	Cost incurred as on 12.04.2023 (based on the Estimated cost)	Rs. 0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 16,08,69,831/-
5	Cost Incurred on Additional /Extra Items as on 12.04.2023 not included in the Estimated Cost (Annexure A)	Not Estimated as on today

yes

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TABLE B

(Internal & External Development works in Respect of the Registered Phase)

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 12.04.2023	Rs.10,50,00,000/-
2	Cost incurred as on date of certificate 12/04/2023 (based on the Estimated cost)	Rs. 20,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.10,30,00,000 /-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	Not Estimated as on today

Yours Faithfully

Signature of Engineer
(Pravin G. Kulkarni)

Agreed & Accepted by:

For BKS GALAXY REALTORS LLP

Signature of Promoter PARTNER

Name: Mr. Sanjay Gawande

Date : 24.04.2023

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* 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. 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.

