

Samerka

Consultants Private Limited

- Construction Project Management
- Training & Development
- Consultancy for Structural Repairs & Waterproofing

(Erstwhile Hystrength Repairs Private Limited)

☎ Off: +91 7045594666
Cell +919820087948
E mail:samerkacpl@gmail.com

302, Moreshwar Kripa (B) CHS. Ltd.
Sawarkar Marg, Bhandup (E),
Mumbai – 400 042

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 the designated Account - Project wise)

SCPL/Aashiyaan/2324/0501-IV
Date: 5th January, 2024

To
Kay Bee Developers Pvt. Ltd.,
Hotel Bawa International,
Nehru Road Extension,
Vile Parle East
Mumbai 400099

Subject: Certificate of Cost Incurred for Development of project "BAWA AASHIYAN - PHASE II" having MahaRERA Registration No. P51900033922 being developed by Kay Bee Developers Pvt. Ltd.

Sir,

We Samerka Consultants Pvt Ltd. have undertaken assignment of certifying Estimated Cost for Bawa Aashiyaan Phase I having MahaRERA Registration No. P51900033922 being developed by Kaybee Developers Pvt Ltd.

1. We have estimated the cost of the 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 and Consultants and the Schedule of items and quantity for the entire work as calculated by Samerka Consultants quantity Surveyor appointed by

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Developer, and 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 buildings of the aforesaid project under reference as Rs. 18,50,00,000/- (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 the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in Agreement of Sale and for the purpose of obtaining occupation certificate/completion certificate for the building(s)/Wings from the Slum Rehabilitation Authority - SRA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost incurred till date is calculated at Rs. 12,20,00,000/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials/services used & 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 is estimated at Rs. Rs. 6,30,00,000/- (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

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as completed on the date of this certificate is as given in Table A and B below:

TABLE A
Composite Sale Building called “BAWA AASHIYAN - PHASE II”

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building, as on 2 nd July, 2022 of Registration is	Rs.17,50,00,000/-
2	Cost incurred as on 31 th December, 2023 (Based on the Estimated cost)	Rs.12,20,00,000/-
3	Work done in Percentage (As Percentage of the estimated cost)	69.71%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.5,30,00,000/-
5	Cost incurred on/extra items not included in the estimated cost (Table-C)	Rs. Nil

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 2 nd July, 2022 date of registration	Rs.1,00,00,000/-
2	Cost incurred as on date of certificate	Rs. Nil

CIN – U45200MH1995PTC090539

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3	Work done in Percentage (As Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 1,00,00,000/-
5	Cost Incurred on Additional /Extra Items not included in the estimated cost (Table-C)	Not applicable

Yours Faithfully

Signature of Engineer

Dilip Golam

Agreed and accepted by;

Signature of Promoter

Name: Kaybee Developers Pvt Ltd

Date: 5th January, 2024



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* 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 costs 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.

TABLE C
(which were not part of the original estimate of total cost)

Sr. No	Particulars	Amount (in Rupees)
1	-	-
2	-	-