

Ravindra Kadam
(CIVIL ENGINEER)

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: 30th September 2023

To

Sahana Sheth
402 Sagar Avenue,
54B SV Road,
Lallubhai Park Rd Junction,
Andheri (West), Mumbai - 400058

Subject : Certificate of Cost Incurred for Development of Beaumonte Tower-C for Construction of 1 building Wing(s) of the _____ Phase (MahaRERA Registration Number :- To be Applied) being developed by developed by Sahana Sheth

Sir,

1. I / ~~We~~ Ravindra Kadam have undertaken assignment of certifying Estimated Cost for Beaumonte Tower-C, having MahaRERA, Registration Number :- **P51900050715**
2. 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 for the entire work as calculated by Mrs. Smita U. Verlekar 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.
3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs 2,70,98,21,002/-** (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of the apartment and proportionate completion of Internal External work, as per specifications mentioned in agreement of sale for the purpose of obtaining occupation certificate / completion certificate for the Building(s) / Wing(s) / Layout / Plotted Development from the Municipal corporation of Greater Mumbai being the Planning Authority under whose Jurisdiction the aforesaid project is being implemented.

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4. The Estimated Cost Incurred till date is calculated at **Rs. 63,38,19,935 /-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input 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 apartment and proportionate completion of Internal External work, as per specifications mentioned in agreement of sale of the project is estimated at **Rs. 2,07,60,01,067 /-** (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the apartment and proportionate completion of Internal External work, 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 /Wing bearing Number _____ or called **Beaumont Tower-C**

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr No.	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on 30th September, 2023 date of Registration is	2,43,88,38,902
2.	Cost incurred as on 30th September, 2023 (based on the Estimated cost)	62,11,43,536
3.	Work done in Percentage (as Percentage of the estimated cost)	25.47%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	1,81,76,95,366
5.	Cost Incurred on Additional /Extra Items as on 30th September, 2023 not included in the Estimated Cost (Annexure A)	NIL

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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 30th September, 2023 date of Registration is	27,09,82,100
2.	Cost incurred as on 30th September, 2023 (based on the Estimated cost)	1,26,76,399
3.	Work done in Percentage (as Percentage of the estimated cost)	4.68%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	25,83,05,701
5.	Cost Incurred on Additional /Extra Items as on 30th September, 2023 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully



Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time 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 difference between Total estimated Cost (1) and Actual Cost Incurred (2) due to deviation in quantity 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. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
5. All components of work with specifications are indicative and not exhaustive.
6. Please specify if there are any deviations / qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

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Table C

List of Extra / Additional / Deleted Items considered in Cost

(which were not part of the original Estimated of Total Cost)

Sr. No.	List of Extra / Additional / Deleted Items	Amount (In Rs.)
1.		
2.		