

**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: 11.10.2023

To
The RATNAAKAR SHELTERS LLP
06, Vallabh Society, 90ft Road,
Ghatkopar (E), Mumbai – 400 075.

Subject: Certificate of Cost Incurred for Development of RATNAAKAR SHELTERS LLP for Construction of Wing B of Sale Building and Rehab Building No. 01(18th part to 22nd floor) known as “Aventus Heights Phase – 2” situated on the Plot bearing CTS No.1(A) (pt.), Survey no.93(pt.), Final Plot no. 49, Road no. 5/6, demarcated by its boundaries (latitude and longitude of the end points) Slum on plot no. 43A to the North, Bajiprabhu Deshpande Marg to the South, Slum on plot no. 50 to the East, Slum on plot no. 48, Shivaji Nagar, road no.5 to the West, of village DEONAR, taluka KURLA, at SHIVAJI NAGAR, GOVANDI EAST, MUMBAI, PIN – 400043 admeasuring 4423.95 sq.mts. Area being developed by RATNAAKAR SHELTERS LLP.

Sir,

I/ We M/s **OPTIMAL CONSULTANCY SERVICES PVT. LTD.** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **Wing B of Sale Building and Rehab Building No.01 (18th part to 22nd floor) known as “Aventus Heights Phase – 2”** situated on the plot bearing CTS No.1 (A) (pt), Survey No.93, Final Plot No. 49 of village Deonar, Taluka- Kurla, Shivaji Nagar, Govandi East, Mumbai, Pin – 400043 admeasuring 4423.95 sq.mts. area being developed by (**RATNAAKAR SHELTERS LLP**).

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

- i) M/s CONSULTANTS COMBINED as L.S. / Architect
- ii) M/s OPTIMALCONSULTANCY SERVICES PVT. LTD. as Structural Consultant.

Regd. Office: A-20, Shivam Society, Nr. Chhani Jakat Naka, Vadodara - 390 024

Noida Office: A-49, Ground Floor, Sector-2, Noida - 201 301. Tel: 91 120 - 4150420 / 4268733 / 4216630
E-mail: optimal@optimal.in, optimal@airtelmail.in Web page : www.optimal.in

Mumbai Office: 212, Unique House, Cardinal Gracias Road, Chakàla, Andheri (East), Mumbai - 400 099
Tel: 022 42230000, 28210400 Fax: 022 28248697 email : optimalmumbai@optimal.in

- iii) M/s MAK MEP CONSULTANTS as MEP Consultant.
- iv) Shri APURVA SHAH as Site Supervisor.
2. We Have estimated the cost of Civil, MEP and allied work required for completion of the apartments and proportionate completion of internal & external work of the
3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 47,00,00,000/-** (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 SRA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 4,50,00,000/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of 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 SRA (planning Authority) is estimated at **Rs. 42,50,00,000/-** (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 bearing Number -

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

| Sr. No. | Particulars | Amount |
|---------|--|-----------------------|
| 1 | Total Estimated cost of the building/wing as on date of Registration is | 45,00,00,000/- |
| 2 | Cost incurred up to September 2023 (based on the Estimated cost) | 4,50,00,000/- |
| 3 | Work done in Percentage (as Percentage of the estimated cost) | 10% |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) | 40,50,00,000/- |
| 5 | Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A) | N.A. |

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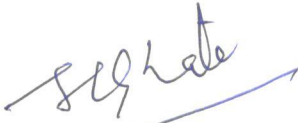
TABLE B

(To be prepared for the registered phase of the Real Estate Project)

| Sr. no. | Particular | Amount |
|---------|---|---------------|
| 1 | Total Estimated cost of the Internal & External Development Works including amenities & Facilities in the layout as on date registration is | 2,00,00,000/- |
| 2 | Cost incurred as on _____ (based on the Estimated cost) | Nil |
| 3 | Work done in percentage (as Percentage of the Estimated cost) | Nil |
| 4 | Balance cost to be Incurred (based on Estimated cost) | Nil |
| 5 | Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost(Annexure A) | Nil |

Yours Faithfully

For Optimal Consultancy Services Pvt. Ltd.



Shekhar C Ghate
 BE (Civil), M-Tech (Structure)
 Chartered Engineer: MIE-M/107009
 Registered Structural Engineer: STR/G/43

SHEKHAR C. GHATE B.E. (CIVIL) M. Tech.
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