

FORM-2

ENGINEER'S CERTIFICATE

Date: 16.05.2024

To

Mahendra Ravji Chheda & Others

Prem Bhavan, 1st Floor,

234-236, Narshi Natha Street,

Mumbai- 4000 09.

Subject: Certificate of Incurred for Development of "Harbour Breeze" Proposed redevelopment on plot bearing C.S. No. 10E/124 of Mazgaon Division, situated at Shivdas Champs Road, Mazgaon, Mumbai- 400010..under DCR 33(7) read with DCR 33(12)(B) Admeasuring 1156.36 sq.mtr. area being developed by Mahendra Ravji Chheda & others.

Ref:

I **Vishal Raghvani** have undertaken assignment as Project Management Consultant of certifying percentage of Completion of Construction work of the "**Harbour Breeze**" redevelopment on plot bearing C.S. No. 10E/124 of Mazgaon Division, situated at Shivdas Champs Road, Mazgaon, Mumbai-400010..under DCR 33(7) read with DCR 33(12)(B) Admeasuring 1156.36 sq.mtr. area being developed by Mahendra Ravji Chheda & others.

Following technical professionals are appointed by owner / Promoter:-

- (i) **Milind Changnani of M/s B.N. Shah & Associates** as L.S. /Architect.
- (ii) Mr. Achyut Watve of M/s JW Consultants LLP as Structural Consultant.
- (iii) Mr. Mandar Padmakar Bhilkar of Urja Building Consultants Pvt.Ltd. as MEP Consultant.
- (iv) Mr. Harish Desai as Site Supervisor.
- (v) Mr. Milind Changnani of M/s B.N. Shah & Associates as Working Architect Drawing.

1. We have estimated the cost of the completion to obtain Occupancy 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 the schedule of items and quantity for the

entire work as calculated by Mr. Vishal Raghvani 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.

2. We estimate Total Estimated cost of completion of the building(s) of the aforesaid project under reference as **Rs. 32,00,00,000/- (Rupees Thirty Crores Only) (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 Municipal Corporation of Greater Mumbai being the planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated cost incurred till date is calculated **Rs. 6,54,60,000/- (Rupees Six Crores Fifty Four Lakhs Sixty Thousand only)**. The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.
4. The balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupancy Certificate / Completion Certificate from Municipal Corporation of Greater Mumbai planning authority is estimated at **Rs. 25,45,40,000/- (Rupees Twenty Five Crores Forty Five Lakhs Forty Five Thousand Only.) (Total of Table A and B)**.
5. I certify that the cost of civil, MEP and allied work for the aforesaid project as completed as on **31.03.2024** is as given in Table A and B below:

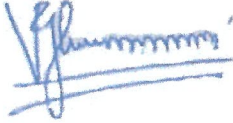
TABLE –A

Sr. No	Particular	Amounts
1.	Total Estimated cost of the building as on 03.06.2023	Rs.30,00,00,000 /-
2.	Cost incurred as on 31.03.2024	Rs.6,54,60,000 /-
3.	Work done in percentage	21.82%
4.	Balance Cost to be incurred	Rs.23,45,40,000 /-
5.	Cost Incurred on Additional /Extra items as on not included in the Estimated Cost (Annexure A)	Nil

TABLE – B

Sr. No	Particular	Amounts
1.	Total Estimated cost of the internal and External Development works including amenities and Facilities in the layout as on 03.06.2023	Rs.2,00,00,000 /-
2.	Cost incurred as on 31.03.2024	Rs. 0 /-
3.	Work done in Percentage	0%
4.	Balance Cost to be Incurred	Rs.2,00,00,000 /-
5.	Cost Incurred on Additional /Extra items As on 30.09.2023 not included in the Estimated Cost (Annexure A)	N. A.

Yours Faithfully,



Vishal Raghwani
B. E – Civil (Mr. Vishal Raghwani)

(EN -05474)

Agreed and Accepted by:



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 (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.
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 specification 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 (In Rs.)