

# **R. R. & Associates**

## **Consulting Engineers and Surveyors**



17/1-A, Kap Islampura, Near B.N. Municipal City Corporation, Bhiwandi. Pin. 421 302.  
Tel.: Off. 02522-253645, Tele Fax.02522-253645, Mob.: 09822014061 - 09822036373.  
Email : ravishdengg@yahoo.co.in ♦ shaikh\_fairoz@yahoo.co.in

Date: 09.12.2024

### **FORM - 2**

### **ENGINEER'S CERTIFICATE**

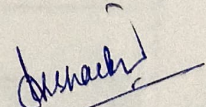
To,  
The Partners,  
Shree Munisuvrat Realtor LLP  
201, 2<sup>nd</sup> Floor, Munisuvrat Royal,  
Kamarghar Road, Anjur Phata,  
Near Oswal School, Thane,  
Bhiwandi, Thane- 421302.

**Subject:** Certificate of Cost Incurred for Development of "Munisuvrat Oasis" located at S No. 124/125/159/161(PT), 125/5/125/7/125/9(PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D(PT) at Village Kamatghar, Taluka-Bhiwandi, Thane admeasuring land area 4997.87 Sq Mtr having MahaRERA Registration Number: (To be Applied) (only applicable after project Registration) being developed by **Shree Munisuvrat Realtors LLP.**

Sir,

1. I/We **ER. Shaikh Firoz Karim** have undertaken assignment of certifying Estimated Cost for "Munisuvrat Oasis" located at S No. 124/125/159/161(PT), 125/5/125/7/125/9(PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D(PT) at Village Kamatghar, Taluka-Bhiwandi, Thane admeasuring land area 4997.87 Sq Mtr having MahaRERA Registration Number: (To be Applied) (only applicable after project Registration) being developed by Shree Munisuvrat Realtor LLP.
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 required for the entire work as calculated by **Er. Shaikh Fairoz Karim** 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.

1

  
**R. R. & ASSOCIATES**  
ENGINEERS & SURVEYORS  
17/1-A, Kap Islampura,  
Near B.N.C. Municipal Corporation  
BHIWANDI-421302. Dist.Thane

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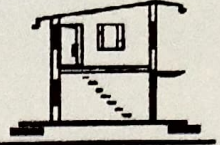
3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 76,37,32,000/-** (Total of Table A and B) at the time of Registration. The estimated total cost of project is with reference to the Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate/completion certificate for the building(S) / Wing(S) / Layout / Plotted Development from the Bhiwandi Nizampur City Municipal Corporation being the planning authority under whose jurisdiction the aforesaid project is being implemented.
4. The estimated Cost Incurred till date is calculated at **Rs. 17,18,109/-** (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.
5. 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. 76,20,13,891/-** (Total of Table A and B).
6. I certify that the cost of the Civil, MEP and allied work for the apartment and proportionate internal & external works, as per specifications mentioned in agreement of sale, of aforesaid Project as completed on the date of this certificate is as given in Table A and B Below:

**Table A**  
**Building "Munisuvrat Oasis": Wing A & Wing B**

| Sr. No. | Particulars  | Amounts (In Rs.)   |
|---------|--|--------------------|
| 1       | Total Estimated cost of the building/ wing/ Layout/ Plotted Developments 09/12/2024    | Rs. 68,73,58,800/- |
| 2       | Cost incurred 09/12/2024   | Rs. NIL/-          |
| 3       | Work done in percentage (as percentage of the estimated cost)                          | 0%                 |
| 4       | Balance Cost to be Incurred**(Based on Estimated Cost)                                 | Rs. 68,73,58,800/- |
| 5       | Cost incurred on additional / Extra Items not included in the Estimated Cost (Table-C) | NA                 |

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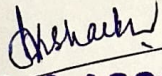
Date: 09.12.2024

**Table B**

Internal & External Development Works in Respect of the Registered Phase

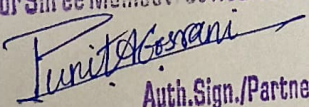
| Sr. No. | Particulars  | Amounts (In Rs.)  |
|---------|--|-------------------|
| 1       | Total Estimated cost of the Internal and External Development works including amenities and facilities in the layout as on date 09/12/2024 | Rs. 7,63,73,200/- |
| 2       | Cost incurred as on 09/12/2024   | Rs. 17,18,109/-   |
| 3       | Work done in percentage (as percentage of the estimated cost)  | 0.02%             |
| 4       | Balance Cost to be Incurred (Based On Estimated Cost)  | Rs. 7,46,55,091/- |
| 5       | Cost incurred on additional / Extra Items not included in the Estimated Cost (Table-C)   | NA                |

Yours faithfully,

  
**R. R. & ASSOCIATES**  
ENGINEERS & SURVEYORS  
17/1-A, Kap Islampura,  
Near B.N.C. Municipal Corporation  
BHIWANDI-421302. Dist.Thane

**ER. FAIROZ KARIM SHAIKH**  
(BPMS licence No. STATE/R/2023/APL/07138)

Agreed and Accepted by:  
For, Shree Munisuvrat Realtor LLP

For Shree Munisuvrat Realtor LLP  
  
Auth. Sign./Partners

Signature of Promoter  
Name: Punit Atul Gosrani  
Designation: Designated Partner  
Date: 09.12.2024  
Place: Bhiwandi