

ROHAN KISHOR RAUT

67, Ground Floor, Evershine Mall, Malad Link Road, Near Chincholi Bunder signal,
Malad (West), Mumbai -400064

FORM-2
[see Regulation 3]
ENGINEER'S CERTIFICATE

Date: 15th JANUARY'2025

To,
M/s. Anupam Creation,
Anupam Residency Building,
2nd Floor, 247, V. P. Road,
Prathna Samaj,
Mumbai – 400 004.

Subject: Certificate of Cost Incurred for Development of [“SHREEJI HEIGHTS”] for the construction of a building (Maha RERA Registration Number **P51900052017**) situated on the Plot bearing CTS No./ Survey no. 802, 803 & 804 demarcated by its boundaries (latitude and longitude of the end points _____ to the North C.S. No. 805 to the South C.S. No.801 to the East 797 to 1/800 to the West Khetwadi 7th Lane of Girgaum Division, “D” Ward, building no.25-29,23,21 bearing Municipal ward no. D-1969, D-1971 and D-1972(2) situated at Khetwadi 7th lane, Girgaum, Mumbai – 400 004, admeasuring 685.62 Sq. Mts. area, being developed by **M/s. ANUPAM CREATION.**

Ref: MahaRERA Registration Number **P51900052017**

Sir,

I **Rohan Kishor Raut** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under __-__ Phase situated on the plot bearing **CTS No./ Survey no. 802, 803 & 804** of Division Girgaum, “D” Ward, Mumbai – 400 004. Village – Girgaum, Taluka Mumbai Ward-“D”, District–Mumbai City PIN–400 004 admeasuring **685.62** Sq. Mts. areas, being developed by **M/s. Anupam Creation.**

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

- (i) Shri. Rajendra B. Bramhabhatt, as License Surveyor for MCGM,
- (ii) M/s. H.M. Raje Structure Consultant Pvt. Ltd. as Structural Consultant,
- (iii) M/s. Anpra Enterprises as MEP Consultant,
- (iv) Shri. Jugal Mistry as Quantity Supervisor,

Cont...2/-

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate of the Civil, MEP and Allied works of the Building(s) of the project. Our estimated cost calculation are based on the Drawing/ 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 Shri. Jugal Mistry quantity Surveyor* appointed by Developer/ Engineer, and the assumption of the cost material, labour and other inputs made by developer, and the site inspection carried out by us.
3. We estimate Total Estimate Cost of completion of the building(s) of the aforesaid project under reference as **Rs.33,72,48,666/-** (Total of Table A and B). The estimate 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 **M.C.G.M.** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost incurred till date is calculated at **Rs.14,35,33,844/-** (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 **M.C.G.M.** (planning Authority) is estimated at **Rs.19,37,14,822/-** (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 Table A and B below:



TABLE A (Rehab + Sale Building)

Building bearing CTS No. / Survey no. 802, 803 & 804 of Division Girgaum, "D" Ward,
Mumbai – 400 004.

(To be prepared Building of the Real Estate Project)

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building as on _____ date of Registration is	Rs.33,72,48,666/-
2.	Cost incurred as on <u>31.12.2024</u> (based on the Estimated cost)	Rs.14,35,33,844/-
3.	Work done in Percentage (as Percentage of the estimated cost)	42.56 %
4.	Balance Cost to be incurred (Based on Estimate Cost)	Rs.19,37,14,822/-
5.	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL



TABLE B

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

Sr. No	Particular	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration.	Rs. _____/-
2.	Cost incurred as on _____ (based on the Estimated cost)	Rs. _____/-
3.	Work done in Percentage (as Percentage of the estimated cost)	_____
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. _____/-
5.	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	NIL

You're faithfully



Signature of Engineer