

'SANJRA', G. V. SCHEME-2, MULUND (E), MUMBAI - 400 081. • TEL : 2163 4791 • 2163 4399
• CELL : 98200 56799 • E-MAIL : rctipnis@gmail.com

FORM 2

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 : 16th March 2017

To,

M/s. Unnathi Estates
Room No.26, 3rd Floor,
Kilachand Building
298 Princess Street, Marine
Lines,
Mumabi - 400002

Subject : Certificate of Cost incurred for Development of " Unnathi Woods Phase VII - B " for construction of Building No. G3 and G4 (as per municipal sanction, 'Bldg. G3 and G4) situated on the plot of land bearing Survey No. 246,247/1 and 247/2 situate, lying and being at Village Kavesar, Taluka and District Thane demarcated by its boundaries as under:
Towards East – S. No. 248, 30 Mtr DP Road, Towards West – Boundary of Village Vadavali, Towards North – Survey No.245/3, Towards South – Park Reservation and having latitude and longitude of the end points of the project are as under :

CORNER NO	LATITUDE	LONGITUDE
Corner No.	Latitude	Longitude
North – West	N19°16'09.47371"	E72°58'24.41828"
North – East	N19°16'07.89389"	E72°58'26.72989"
South – East	N19°16'04.73824"	E72°58'26.52480"
South – West	N19°16'05.45196"	E72°58'23.25759"
South – West	N19°16'06.42337"	E72°58'23.16115"

of Village Kavesar, Taluka and District Thane, PIN 400615 admeasuring 839.57 Sq. Mtr. area being developed by 'M/S. UNNATHI ESTATES'.

M. J. J. J.

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Ref: For Application of MahaRERA Registration No.
Sir,

I Shri R.C. Tipnis, having address at-4, Sanjraj, G.V.Scheme Road No.4, Mulund (E) Mumbai-81 have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project proposed to be registered under MahaRERA, being "UNNATHI WOODS PHASE VII - B" for construction of Building No. G3 and G4 (as per municipal sanction, 'Bldg. No.G3 and G4') situated on the plot of land bearing Survey No. 24,24/1 and 247/2 situate, lying and being at Village Kavesar, Taluka and District Thane, PIN 400615 admeasuring 839.57 Sq. Mtr. area being developed by 'M/s. Unnathi Estates'.

1. Following technical professionals are appointed by Owner/Promoter:-
 - (i) M/s. Godbole Mukadam & Associates as L.S./Architect
 - (ii) Shri. R.C. Tipnis as Structural Consultant
 - (iii) M/s. Engineering Creations Public Health Consultancy (P) Ltd. as MEP Consultant
 - (iv) Shri. Sanjay Jadhav as Site Supervisor
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 me, 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 estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs.25,24,31,500/- (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 Thane 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.NIL/-. 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 Thane Municipal Corporation planning Authority is estimated at Rs.25,24,31,500/-. (Total of Table A and B)
6. I certify that the cost of Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is given in Table A and B below:

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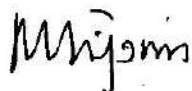
Table A

Sr. No.	Particulars	Building C1
1	Total Estimated cost of the building/wing as on 15.03.2018	21,39,25,000
2	Cost incurred upto 15.03.2018 (based on the Estimated cost)	-
3	Work done in Percentage (as percentage of the estimated cost)	0%
4	Balance cost to be Incurred (based on estimated cost)	21,39,25,000
5	Cost incurred on Additional /Extra Items as on 15.03.2018 not included in the Estimated Cost (Annexure A)	1,68,59,986

Table B

Sr. No.	Particulars	Total
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the Layout as on 15.03.2018	3,85,06,500
2	Cost incurred upto 15.03.2018 (based on the Estimated cost)	-
3	Work done in Percentage (as percentage of the estimated cost)	0%
4	Balance cost to be Incurred (based on estimated cost)	3,85,06,500
5	Cost incurred on Additional /Extra Items as on 15.03.2018 not included in the Estimated Cost (Annexure A)	1,68,59,986

Yours Faithfully



R C Tipnis
Consulting Structural Engineer
REGN. NO. STR/13
TMC REGN NO. 1035

***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. The estimated cost includes all labour, material, equipment and machinery required to carry out entire
4. 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.

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Annexure A

List of Extra/Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

1	On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	-
2	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	1,68,59,986
3	Principal sum and interest payable to financial institutions, scheduled banks, nonbanking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	-
		1,68,59,986

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