

KIRAN SHARAD WARE

Bachelor of Engineering (B.E. (Civil))

02/B, Suraj Kiran apt., Aryaprasth Nagar, Near Water Supply, Belavali, Badlapur West, Thane Maharashtra 421503

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

Date: 14/02/2023

To,

THARWANI REALTY

(Prop. Anil Tharwani)

Shop No. 1-10, Wing Netali,

Tharwani Solitaire.

Kalyan Murbad Road,

Tal. Kalyan, Dist Thane.

Subject: Certificate of Percentage of Completion of Construction Work of 2 Wing(s) of (G+20) of the THARWANI ARIANA Phase III (MahaRERA Registration Number P51700006728) situated on the Plot bearing Survey No. 133/1A & 133/1(P) demarcated by its boundaries (latitude and longitude of the end points)

NORTH - WEST	N19°11'07.86206"	E73°13'40.56984"
NORTH - EAST	N19°11'07.28988"	E73°13'41.62541"
NORTH - EAST	N19°11'05.71911"	E73°13'40.70423"
NORTH - EAST	N19°11'04.51230"	E73°13'38.88816"
SOUTH - EAST	N19°11'02.07501"	E73°13'36.68011"
SOUTH - EAST	N19°11'01.33487"	E73°13'37.64330"
SOUTH - EAST	N19°11'00.66548"	E73°13'36.98338"
SOUTH - WEST	N19°11'00.26506"	E73°13'33.40046"
SOUTH - WEST	N19°11'04.59290"	E73°13'35.60426"
SOUTH - WEST	N19°11'06.75758"	E73°13'38.13528"

Village Chikhholi, Taluka Ambernath, District Thane, admeasuring 20,000 Sq.Mt. Area being developed by Tharwani Realty (Prop. Anil Tharwani)

Sir,

I Mr KIRAN SHARAD WARE have undertaken assignment of certifying Estimated Cost for THARWANI ARIANA Phase III of the Project, situated on the plot bearing Survey No. 133/1A & 133/1(P) Village Chikhholi, Taluka Ambernath, District Thane, admeasuring 5840 Sq.Mt area being developed by Tharwani Realty (Prop. Anil Tharwani)

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

- M/s. BAJAJ ASSOCIATES as L.S./ Architect;
- EPICONS CONSULTANTS PVT.LTD. as Structural Consultant
- M/S. KROMATICS MEP CONSULTING ENGINEERS as MEP Consultant
- SHRI. ANIKET PATIL as Quantity Surveyor*



KIRAN SHARAD WARE

Bachelor of Engineering (B.E. (Civil))

02/B, Suraj Kiran apt., Aryaprasth Nagar, Near Water Supply, Belavali, Badlapur West, Thane Maharashtra 421503

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 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 SHRI. ANIKET PATIL as 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.
3. We have estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 45,41,47,234/-** (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 Thane District Collector & Town Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date 30/06/2022 is calculated at **Rs. 49,74,42,080/-** (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 Thane District Collector and Town Planning is estimated at **Rs. (4,32,94,846)/-** (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 :



KIRAN SHARAD WARE*Bachelor of Engineering (B.E. (Civil))**02/B, Suraj Kiran apt., Aryaprasth Nagar, Near Water Supply, Belavali, Badlapur West, Thane Maharashtra 421503***THARWANI ARIANA PHASE III****(Rera P51700006728)****Form – 2- Certificate of Engineer****TABLE - A****WING D1 - LAVINA** (to be prepared separately for each Wing of the Real Estate Project)

Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated cost of the building /wing as on 30/06/2022	18,92,32,500
2	Cost incurred as on 30/06/2022 (based on the Estimated cost)	21,08,79,923
3	Work done in percentage as (Percentage of the estimated cost)	111.44%
4	Balance cost to be Incurred (Based on Estimated Cost)	(2,16,47,423)
5	Cost Incurred on Additional /Extra Items as on 30/06/2022 not included in the Estimated cost (annexure A)	-

WING D2 - KARISMA (to be prepared separately for each Wing of the Real Estate Project)

Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated cost of the building /wing as on 30/06/2022	18,92,32,500
2	Cost incurred as on 30/06/2022 (based on the Estimated cost)	21,08,79,923
3	Work done in percentage as (Percentage of the estimated cost)	111.44%
4	Balance cost to be Incurred (Based on Estimated Cost)	(2,16,47,423)
5	Cost Incurred on Additional /Extra Items as on 30/06/2022 not included in the Estimated cost (annexure A)	-



KIRAN SHARAD WARE*Bachelor of Engineering (B.E. (Civil)**02/B, Suraj Kiran apt., Aryaprasth Nagar, Near Water Supply, Belavali, Badlapur West, Thane Maharashtra 421503***THARWANI ARIANA PHASE III****(Rera P51700006728)****TABLE – B**

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

Sr. No.	Particulars	Amount in Rs.
1	Total Estimated cost of Internal and External Development works including amenities and facilities in the layout as on 30/06/2022.	7,56,82,234
2	Cost incurred as on 30/06/2022 (based on the Estimated Cost)	7,56,82,234
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	-
5	Cost Incurred on additional /Extra Items as on 30/06/2022 not included in the Estimated cost (Annexure A)	-



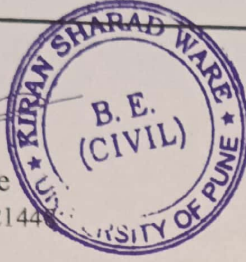
KIRAN SHARAD WARE

Bachelor of Engineering (B.E. (Civil))

02/B, Suraj Kiran apt., Aryaprasth Nagar, Near Water Supply, Belavali, Badlapur West, Thane Maharashtra 421503

Yours Faithfully

Kiran Sharad Ware
Licence No 17-002144



Place : Kalyan

Date: 14/02/2022

*** 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 work.
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.
6. Ground level work has been considered at standard cost and Club house interior work has not been considered.

Annexure A

List of Extra / Additional items excluded with Cost

(Whichwere not parts of the original Estimate of Total cost)