

CSE CONSULTANTS

Consulting Engineers

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

Date: 06/12/2017

Client : M/s. R.S. Constructions,
Ref. No.: CSE/RSC/2017-18/QTY
Dated : 6th December 2017.

To,
M/s. R.S. Constructions
Partners: Arvind Ramswarup Anand & Mr. Vaibhav Arvind Anand.

Subject: Certificate of Percentage of Completion of Construction Work of the Project Maha RERA Registration Number to be applied for] situated on the Plot bearing Survey No. 19, Hissa No. 5 (Part), at Village Sangarli, Taluka - Thane, District - Thane, Division - Konkan, demarcated by its boundaries (Latitude and Longitude of the end points) Latitude - 19°9'32.35"N and Longitude - 73°4'11.10"E to the North, Latitude - 19°9'30.06"N and Longitude - 73°4'12.75"E to the South, Latitude - 19°9'31.10"N and Longitude - 73°4'13.33"E to the East, Latitude - 19°9'31.16"N and Longitude - 73°4'10.57"E to the West having Pin Code - 421204, **admeasuring 2740.00 sq.m. Plot Area & 2606.81 sq.m. Approved Built-Up Area (Ground/Stilt + 1st to 6th Floors + Part 7th Floor) and 1536.03 sq.m. Proposed Future Expansion (Balance 7th Floor + 8th to 12th Floors), being developed by M/s. R.S. Constructions.**



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1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) M/s SOPAN PRABHU ARCHITECTS L.S. / Architect ;
 - (ii) M/s EPICONS CONSULTANTS PVT. LTD., as Structural Consultant
 - (iii) M/s.CSE CONSULTANTS as Quantity Surveyor
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 CSE CONSULTANTS quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labor 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, **having total Construction Area of 7525 sq.mt., i.e. 80,988 sq.ft (as per Architect's area statement)**, as **Rs 20,24,70,000/-**(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. 0/--(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 MUNICIPAL CORPORATION** (planning Authority) is estimated at **Rs 20,24,70,000/-**(Total of Table A and B).



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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 :

TABLE A

(To be prepared separately for each Building of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 06/12/2017 date of Registration is	Rs.20,24,70,000/-
2	Cost incurred as on 06/12/2017 _____ (based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	NIL
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.20,24,70,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	N.A



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TABLE B

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

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 06/12/2017 date of Registration is	Rs.20,24,70,000/-
2	Cost incurred as on __06/12/2017__ (based on the Estimated cost)	NIL /-
3	Work done in Percentage (as Percentage of the estimated cost)	_0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.20,24,70,000/
5	Cost Incurred on Additional /Extra Items as on _06/12/2017__not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully
FOR CSE CONSULTANTS



Signature of Engineer

RAJESH SHAH
BMC Reg. No. STR/S165
NMMC/TPO/S.E./26

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* 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 labor, 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.

Annexure A

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

