

'SANJRAJ', G. V. SCHEME-2, MULUND (E), MUMBAI - 400 081. • TEL : 2163 4791 • 2163 4399
• CELL : 98200 56799 • E-MAIL : rcipnis@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 : 17th July 2017

To,

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

Subject : Certificate of Cost incurred for Development of " RAUNAK HEIGHTS " for construction of Building No. H2 & H3 (as per municipal sanction, 'Bldg. No.2 & 3') of the Project "RAUNAK HEIGHTS" (MahaRERA Registration Number applied for) situated on the plot bearing Old Survey No.113 New Survey No.66 Hissa No.5-B, Old Survey No.111 New Survey No.67 Hissa No. 8-A & Old Survey No.111 New Survey No.67 Hissa No. 8-B situate, lying and being at Village Owale, Taluka and District Thane PIN - 400615 demarcated by its boundaries as under:

Towards East – 30 Mtr DP Road, Towards West – 40 Mtr DP Road, Towards North – 20 Mtr DP Road and S. No.111/2, 111/5, Towards South – 40 Mtr DP Road and S.No. 113/11 and having latitude and longitude of the end points of the project are as under :

CORNER NO	LATITUDE	LONGITUDE	DESCRIPTION
NORTH - WEST	N19°15'51.44222"	E72°57'31.19611"	NEAR TEMPLE SIDE
NORTH - WEST	N19°15'50.33124"	E72°57'32.85127"	S.NO. 111, H. NO. 5
NORTH - EAST	N19°15'49.85301"	E72°57'36.75974"	30 MT WIDE D. P. ROAD
SOUTH - EAST	N19°15'48.51448"	E72°57'36.37150"	30 MT WIDE D. P. ROAD
SOUTH - EAST	N19°15'48.74947"	E72°57'35.00307"	S.NO. 24/1
SOUTH - EAST	N19°15'49.48509"	E72°57'35.03150"	S.NO. 24/1
SOUTH - WEST	N19°15'49.08276"	E72°57'34.39198"	S.NO. 21 /1 & VADWALI BOUNDARY
SOUTH - WEST	N19°15'48.57371"	E72°57'34.24594"	S.NO. 21 /1 & VADWALI BOUNDARY
SOUTH - WEST	N19°15'49.14440"	E72°57'32.95496"	S.NO. 21 /1 & VADWALI BOUNDARY
SOUTH - WEST	N19°15'49.43156"	E72°57'31.26819"	S.NO. 21 /1 & VADWALI BOUNDARY

of village Owale, Taluka and District Thane, PIN 400615 admeasuring total plot area of 7450 Sq. Mtr. developed by 'M/s. Unnathi Associates'.



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

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 "RAUNAK HEIGHTS" for construction of Building No. H2 & H3 (as per municipal sanction, 'Bldg. No.2 & 3') of the Project situated on the plot bearing Old Survey No.113 New Survey No.66 Hissa No.5-B, Old Survey No.111 New Survey No.67 Hissa No. 8-A & Old Survey No.111 New Survey No.67 Hissa No. 8-B situate, lying and being at Village Owale, Taluka and District Thane 400615 admeasuring 7450 Sq. Mtr. area being developed by 'M/s. Unnathi Associates'.

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.48,86,10,000/- (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.1,51,74,113/-. 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.47,34,35,887/-. (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:



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

Table A

Sr. No.	Particulars	Building H2	Building H3	Total
1	Total Estimated cost of the building/wing as on 15.07.2017	23,01,85,800	19,32,76,200	42,34,62,000
2	Cost incurred upto 15.07.2017 (based on the Estimated cost)	1,21,46,673	0	1,21,46,673
3	Work done in Percentage (as percentage of the estimated cost)	5%	0%	3%
4	Balance cost to be Incurred (based on estimated cost)	21,80,39,127	19,32,76,200	41,13,15,327
5	Cost incurred on Additional /Extra Items as on 31.05.2017 not included in the Estimated Cost (Annexure A)			40,16,65,343

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 15.07.2017	6,51,48,000
2	Cost incurred upto 15.07.2017 (based on the Estimated cost)	30,27,440
3	Work done in Percentage (as percentage of the estimated cost)	5%
4	Balance cost to be Incurred (based on estimated cost)	6,21,20,560
5	Cost incurred on Additional /Extra Items as on 31.05.2017 not included in the Estimated Cost (Annexure A)	40,16,65,343

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 (*).



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

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.

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.	8,40,41,695
2	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	25,37,82,705
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 ;	6,38,40,944
		40,16,65,343

