



A. G. GOKHALE & ASSOCIATES
R.C.C. CONSULTANTS

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Ref:

Date:

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

Date: 30/05/18

To

M/s. Neelkanth InfraTech Co.
Shop No.4, Bhosmi Palace,
Plot no.38, Sector- 21,
Ghansoli, Navi Mumbai.

Subject: Certificate of Cost Incurred for Development of Single building SUNBERRY for Construction of One building -2 Wing(s) of the - 1 Phase (MaharERA Registration Number) situated on the Plot bearing no 26, Sector 08, Village Ghansoli, Taluka & District Thane, PIN-400 701 demarcated by its boundaries (latitude and longitude of the end points) Plot no.25 to the North, 20 meter wide road to the South, 30 meter wide road to the East, Plot no.9, Recreational open space to the West of node Sector 08, Village Ghansoli, Taluka & District Thane, PIN-400 701 admeasuring 4825.580 sq.mts. area being developed by M/S Neelkanth InfraTech Co.

Ref: For MaharERA Registration Number

Sir,

I/ We A.G.Gokhale & Associates have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MaharERA, of Single Building of the Project SUNBERRY Phase situated on the plot no. 26, Sector 08, Village Ghansoli, Taluka & District Thane, PIN-400 701 admeasuring 4825.580 sq.mts. area being developed by M/S Neelkanth InfraTech Co.

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

- (i) M/s TRIARCH DESIGN STUDIO Architect
- (ii) M/s A.G. GOKHALE AND ASSOCIATES as Structural Consultant
- (iii) M/s Anil Verma & Associates as MEP Consultant
- (iv) Shri Ramesh Surbe 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 Ramesh Sumbe 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 estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 55.30 Cr./- FOR PROPSAL TO BE SANCTIONED FOR HIGHER FLOORS (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 NMMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 3.30 Cr./- (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 NMMC (planning Authority) is estimated at Rs. 52.00 Cr./- FOR PROPSAL TO BE SANCTIONED FOR HIGHER FLOORS (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 :

TABLE A

Building bearing Plot No26, Sector 8, Ghansoli and called SUNBERRY

Wing No.1 (EWS Building) (to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 24 JULY 2017 date of Registration is	Rs. 5.08 Cr./-
2	Cost incurred as on 04/07/18 (based on the Estimated cost)	Rs. 0 Cr./-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs5.08 Cr./-
5	Cost Incurred on Additional /Extra Items as on 04/07/18 not included in the Estimated Cost (Annexure A)	NIL

TABLE A

Building bearing Plot No26, Sector 8, Ghansoli and called SUNBERRY

Wing No.2 (Sale Building) (to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 24 JULY 2017 date of Registration is	Rs 47.27 CR
2	Cost incurred as on 04/07/18 (based on the Estimated cost)	Rs. 3.3 Cr./-
3	Work done in Percentage (as Percentage of the estimated cost)	6.98 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 43.97 Cr./-
5	Cost Incurred on Additional /Extra Items as on 04/07/18 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.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 24 JULY 2017 date of Registration is	Rs. 2.95 Cr./-
2	Cost incurred as on 04/07/18 (based on the Estimated cost)	Rs. 0 Cr./-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2.95 Cr./-
5	Cost Incurred on Additional /Extra Items as on 04/07/18 not included in the Estimated Cost (Annexure A)	Rs. NIL/-

Yours Faithfully,

A. G. GOKHALE
 Proprietor
 Signature of Engineer
 (Licence No. M/061632/4)

*** 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.

Annexure A

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