



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

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Vashi, Navi Mumbai - 400 703.
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Ref.:

Date :

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

Date: 31/03/19

To

..Chamunda Infrastructure Ltd.
411 Satra Plaza P.no 19,20 sector 19D Vashi
Vashi Navi Mumbai 400703

**Subject: Certificate of Cost Incurred for Development of Chamunda
Serene for Construction of Residential cum commercial building situated on the Plot.
No .15, SECTOR 38 demarcated by its boundaries BY ROAD 15M TO THE NORTH, Plot NO
20B TO THE SOUTH, P.NO 15B TO THE EAST and 15M WIDE ROAD TO THE WEST
OF SECTOR 38 of village NERUL --- taluka NAVI MUMBAI District THANE PIN
400 706 admeasuring 1384.29 sq.mts. area being developed by M/S CHAMUNDA
INFRASTRUCTURE LTD**

Ref: MahaRERA Registration Number

Sir,

I/ We A.G. Gokhale & Asso have undertaken assignment of certifying Estimated Cost for the
Subject Real Estate Project proposed to be registered under MahaRERA, being **ONE** Building
situated on the plot bearing **Plot no 15 SECTOR 38 of village NERUL taluka NAVI
MUMBAI District THANE PIN 400 706 admeasuring 1384.29 sq.mts. area being
developed by M/S CHAMUNDA INFRASTRUCTURE LTD**

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

- (i) M/S PAWAR CONSULTANCY SERVICES PVT LTD as Architect;
- (ii) M/s A.G. Gokhale & Asso as Structural Consultant
- (iii) M/s PRAGATI ELECTRICAL as MEP Consultant
- (iv) RAMESH SUMBE 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
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 12.1 Cr (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. 3.40CR (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 8.70 Cr (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 ONE or called CHAMUNDA SERENE

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 11/04/18 date of Registration is	Rs. 11.69 CR
2	Cost incurred as on 31/03/19 (based on the Estimated cost)	Rs. 3.40CR
3	Work done in Percentage (as Percentage of the estimated cost)	29.08 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.8.29 CR
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	NIL

TABLE B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 11/04/18 date of Registration is	Rs. 0.41Cr
2	Cost incurred as on 31/03/19 (based on the Estimated cost)	Rs. 0.0 Cr
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0.41 Cr
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully
A. G. GOKHALE & ASSOCIATES

A. G. Gokhale
A. G. GOKHALE
A.G. Gokhale & Associates
Proprietor

(Licence NoM/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)