



Date: June 30, 2022

Ref: 2019/SCDPL-1237/515

**FORM-2**  
**ENGINEER'S CERTIFICATE**  
**(As on 30/06/2022)**

To,  
**M/S. NEELKANTH INFRACON**  
F-408, Seawoods Grand Central,  
Plot No. R-1, Sector - 40,  
Seawoods Railway Station,  
Navi Mumbai - 400706.

Subject : Certificate of Cost Incurred for Development of **"NEELKANTH ALPINE"** having MahaRERA Registration no. **P51700021881** being developed by **M/S. NEELKANTH INFRACON.**

Sir,

I, **Shri. Raajesh K. Ladhav** of **STRUCTURAL CONCEPTS DESIGNS PVT. LTD.**, have undertaken assignment of certifying Estimated Cost for the Project **"NEELKANTH ALPINE"** having MahaRERA Registration No. **P51700021881** being developed by **M/S. NEELKANTH INFRACON.**

1. We have estimated the cost of the Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Developer/ Consultants. The Schedule of items and quantity required for the entire work as calculated by us, the assumption of the cost of material, labour and other inputs made by Developer, and the site inspection carried out by us to ascertain / confirm the above analysis given to us.
2. We estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 11,39,59,900/- (Rupees Eleven Crores Thirty Nine Lakhs Fifty Nine Thousand Nine Hundred Only)** (Total of Table A and B) at the time of Registration. The revised estimated cost of completion of the aforesaid project



under reference is **Rs. 15,39,59,900/- (Rupees Fifteen Crores Thirty Nine Lakhs Fifty Nine Thousand Nine Hundred Only)**. The estimated Total Cost of project is with reference to the Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining Occupation Certificate / Completion Certificate for the buildings/wings from Municipal Corporation of Greater Mumbai being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at **Rs. 13,02,42,070/- (Rupees Thirteen Crores Two Lakhs Forty Two Thousand Seventy Only)** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials/services used and unit cost of these items.
4. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external works as per specifications mentioned in agreement of sale, of the Project is estimated at **Rs. 2,37,17,830/- (Rupees Two Crores Thirty Seven Lakhs Seventeen Thousand Eight Hundred Thirty Only)** (Total of Table A & B).
5. I certify that the Cost of the Civil, MEP and Allied work for the apartments and proportionate internal & external works, as per specifications mentioned in agreement of sale of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :



Building / Wing called NEELKANTH ALPINE

**Table A**

| Sr.No. | Particulars                                                                           | Amounts (in Rs.)   |
|--------|---------------------------------------------------------------------------------------|--------------------|
| 1      | Total Estimated cost of the Building/Wing                                             | Rs. 10,26,38,925/- |
| 2      | Revised Estimated cost of the Building/Wing                                           | Rs. 14,26,38,925/- |
| 3      | Cost incurred as on 30.06.2022 of certificate                                         | Rs. 12,90,09,170/- |
| 4      | Work done in Percentage (as Percentage of the estimated cost)                         | 90.44%             |
| 5      | Balance Cost to be Incurred (Based on Estimated Cost)                                 | Rs. 1,36,29,755/-  |
| 6      | Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C) | Rs. 0/- (NIL)      |

**Table B**

Internal and External Development Works in Respect of the Registered Phase

| Sr.No. | Particulars                                                                                                          | Amounts (in Rs.)  |
|--------|----------------------------------------------------------------------------------------------------------------------|-------------------|
| 1      | Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout | Rs. 1,13,20,975/- |
| 3      | Cost incurred as on 30.06.2022 of certificate                                                                        | Rs. 12,32,900/-   |
| 4      | Work done in Percentage (as Percentage of the estimated cost)                                                        | 10.89%            |
| 5      | Balance Cost to be Incurred (Based on Estimated Cost)                                                                | Rs. 1,00,88,075/- |
| 6      | Cost Incurred on Additional /Extra not included in the Estimated Cost (Table C)                                      | Rs. 0/- (NIL)     |

Yours Faithfully,

**For STRUCTURAL CONCEPT DESIGNS PVT. LTD.**

  
**RAAJESH K. LADHAD**  
**Consulting Structural Engineer**  
Reg. no. STR:840010182  
ISSE Reg. No. M-1692



Agreed and Accepted by:

**M/S. NEELKANTH INFRACON**