

FORM - 2

ENGINEER'S CERTIFICATE

Date: 19th July, 2017

To

Shri. Mukesh Patel
Partner, Neelkanth Palm Realty,
Fine House, 5th Floor,
Anandji Lane, M. G. Road,
Ghatkoper (East),
MUMBAI - 400 077.

Subject: Certificate of Cost Incurred for Development of NEELKANTH PALMS PROJECT, Wing - 'B' of the Phase - II (MahaRERA Registration Number.....) situated on the Plot bearing S.No.145/3/1, 146/4, 147/2, 148/2/1, 148/2/4, 148/2/5, 148/3/1, 148/3/4, 149/4/1, 150/1, 151/1/1, 151/1/4, 151/1/6, 151/3, 154/2/1, 149/2, 154/4/3, 412/2, 414/1/B, at Village Majiwade, Thane (West) demarcated by its boundaries 19°13'13.64" to the North 72°58'31.78" to the East of Village Majiwade, Taluka & District Thane (West) PIN - 400 610. Admeasuring 43,336.32 Sq. mtrs plot area being developed by Shri.Mukesh Patel, Partner M/s. Neelkanth Palm Realty.

Ref: MahaRERA Registration Number _____

Sir,

I **Mr. Amit N. Majani** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **PHASE-II, WING 'B'** in the Project "**NEELKANTH PALMS**" situated on the plot bearing S.No.145/3/1, 146/4, 147/2, 148/2/1, 148/2/4, 148/2/5, 148/3/1, 148/3/4, 149/4/1, 150/1, 151/1/1, 151/1/4, 151/1/6, 151/3, 154/2/1, 149/2, 154/4/3, 412/2, 414/1/B, at Village Majiwade, Taluka & District Thane (West) PIN 400 610 admeasuring **43,336.32 sq.mtrs.** plot area out of which **Phase II Wing - 'B'** on Survey No. 412/2, 149/4/1 having **518.93 Sq. Mtrs** plinth area and **13222.58 Sq. Mtrs FSI/TDR** Area being developed by **Shri.Mukesh Patel, Partner M/s.Neelkanth Palm Realty.**



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

(i) **M/s. Shashi Deshmukh & Associates as L.S. / Architect**

(ii) **M/s. Mahimtura Consultants Pvt. Limited as Structural Consultant**

(iii) **M/s. Engineering Creation Public Health Consultancy Pvt. Ltd as
MEP Consultant**

(iv) **Mr. Baban M Wadikar 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 **Mr. Baban M Wadikar** 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 57,18,68,466/-** (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.10,20,40,083/-** (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** is estimated at **Rs 47,08,48,383/-** (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

**PHASE –II BDLG, WING-B or called KRISHNA 'B' WING
(Basement + Upper Ground + Stilt/Podium + 31 Floors)**

Sr. No.	PARTICULARS	AMOUNT (Rs)
1	Total Estimated cost of the Building / Wing as on 31st May, 2017 .date of Registration is	52,10,41,742/-
2	Cost incurred as on 31st May, 2017 (Based on the Estimated cost)	9,12,70,798/-
3	Work done in Percentage (As Percentage of the Estimated cost)	17.52%
4	Balance Cost to be Incurred (Based on Estimated Cost)	429770944/-
5	Cost Incurred on Additional / Extra Items as on 31st May, 2017 not included in the Estimated Cost (Annexure A)	N.A.

A

TABLE B

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

Sr. No.	PARTICULARS	AMOUNT (Rs)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31st May, 2017 date of Registration is	5,08,26,724.00
2	Cost incurred as on 31st May, 2017 (based on the Estimated cost)	97,49,285.00
3	Work done in Percentage (as Percentage of the estimated cost)	19.18%
4	Balance Cost to be Incurred (Based on Estimated Cost)	4,10,77,439.00
5	Cost Incurred on Additional /Extra Items as on 31st May, 2017 not included in the Estimated Cost (Annexure A)	N.A.

Yours Faithfully



Amit N. Majani

License No: N.A.

*** 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.

