

PRANAV SHANTILAL TANK

16/271, Jawahar Nagar, Goregaon (West), Mumbai-400 062.

FORM – 2

ENGINEER'S CERTIFICATE

Date : 22nd July 2017

To,

M/s.Kashtamandap Developers Pvt. Ltd.,
801 Hub Town Solaris, N. S. Phadke Marg,
Opp.Telli Galli, Andheri East,
Mumbai – 400 069.

Subject : Certificate of Cost Incurred for Development of Residential Building “Gundecha Greens” B & C Wings of the Building-2 / 1st Phase of the Project (RERA Registration Number.....) situated on the Plot Bearing CTS No. 874/C/8 demarcated by its boundaries (19°12'30.42" N, 72°52'45.912"E, to the North, 19°12'27.54"N; 72°52'46.8192"E to the South; 19°12'28.854"N; 72°52'47.7264" E to the East and 19°12'29.2896"N; 72°52'45.7356"E to the West) Division-Konkan, Village Poisar, Taluka Borivali at Kandivali (E), Mumbai District, Pin: 400 101 admeasuring Carpet area. 6980.41 sq.mts. area being developed by M/s.Kashtamandap Developers Pvt. Ltd.,

Ref : RERA Registration Number _____

Sir,

I Mr.Pranav S. Tank have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA being Residential Building “Gundecha Greens” B & C Wings of the Building-2 / 1st Phase of the Project (RERA Registration Number.....) situated on the Plot Bearing CTS No. 874/C/8 of Division-Konkan, Village Poisar, Taluka Borivali at Kandivali (E), Mumbai District, Pin: 400 101 admeasuring Carpet area. 6980.41 sq.mts. area being developed by M/s.Kashtamandap Developers Pvt. Ltd.,

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

- (i) M/s. TEEARCH Architects & Consultants Pvt. Ltd. as L.S. / Architect;
- (ii) M/s. JW Consultants LLP. as Structural Consultant.
- (iii) M/s. Integrated Technical Services as MEP Consultant
- (iv) Shri. Pranav S. Tank as Site Supervisor.

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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 Shri. Rajesh U. Mankar appointed by Developer / Engineer, and the assumption of the cost of material, labour and other inputs made by Developer, and the site Inspector carried out by us.
3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 31,02,58,248.00. The estimated Total Cost of Project is with reference to the Civil, MEP and allied work required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the M.C.G.M. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 12,45,33,341.00. 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 M.C.G.M. (planning Authority) is estimated at Rs. 18,57,24,907.00.
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 as given in Table A and B below:

Table A

Building bearing C.T.S. No. 874/C/8 or called "Gundecha Greens" Wing-B

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on date of Registration is	Rs.15,94,74,157/-
2.	Cost incurred as on 08/07/2017 (based on the Estimated Cost)	Rs.6,40,10,706/-
3.	Work done in Percentage (as Percentage of the estimated cost)	40.14%
4.	Balance Cost to be incurred (Based on Estimated Cost)	Rs.9,54,63,451/-
5.	Cost Incurred on Additional / Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. 0/-

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Table A

Building bearing C.T.S. No. 874/C/8 or called "Gundecha Greens" Wing-C

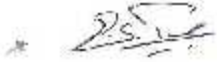
Sr. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on date of Registration is	Rs. 15,07,84,091/-
2.	Cost incurred as on 08/07/2017 (based on the Estimated Cost)	Rs. 6,05,22,635/-
3.	Work done in Percentage (as Percentage of the estimated cost)	40.14%
4.	Balance Cost to be incurred (Based on Estimated Cost)	Rs.9,02,61,456/-
5.	Cost Incurred on Additional / Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. 0/-

TABLE B

Building bearing C.T.S. No. 874/C/8 or called "Gundecha Greens" Wing-B & C.

Sr. No.	Particulars	Amount
1.	Total Estimated cost of the Internal and External Development works including amenities and Facilities in the layout as on date of Registration is	Rs.31,02,58,248/-
2.	Cost incurred as on 08/07/2017 (based on the Estimated Cost)	Rs.12,45,33,341/-
3.	Work done in Percentage (as Percentage of the estimated cost)	40.14%
4.	Balance Cost to be incurred (Based on Estimated Cost)	Rs.18,57,24,907/-
5.	Cost Incurred on Additional / Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. /-

Yours faithfully,



Pranav S. Tank

(Licence No. 1/78/SS-III)