

Avinash D. Waghmare

Engineer & Quantity Surveyor

B-304, Shantisadan, Plot No C9, Sector 20, Nerul, Navi Mumbai 400706

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ANNEXURE-2

FORM-2

[See Regulation 3]

ENGINEER'S CERTIFICATE **for Rehab Buildings**

Date: 06/07/2017

To

M/s. Lokhandwala Kataria Construction Pvt. Ltd.
72, Gandhi Nagar, Dainik Shivner Road,
Worli, Mumbai – 400 018.

Subject: Certificate of Cost Incurred for Development of Minerva, Rehab Buildings for Construction of 12 (Twelve) building(s) (MahaRERA New Registration)situated on the Plot bearing CTS no 1 (pt) & 2 (pt) demarcated by its boundaries (latitude and longitude of the end points) 18 59 16.072N- 72 49 31.140E to the North East (Appolo Mill) 18 59 12.780N- 72 49 40.360E to the South East (Slump) 18 59 12.580N- 72 49 39.554E to the South West (SRA Rehab Buildings) 18 59 15.700N- 72 49 38.420E to the North West (Railway Track) of Division Lower Parel village Lower Parel taluka Worli District Mumbai PIN 400011 admeasuring 20420.89 sq. mtrs. area being developed by M/s.Lokhandwala Kataria Construction Pvt. Ltd.

Ref: MahaRERA New Registration

Sir,

I, Avinash Waghmare have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 12 (Twelve) Building(s) of the Minerva Rehab Buildings situated on the plot bearing CTS no 1 (pt) & 2 (pt) of Division Lower Parel village Lower Parel taluka Worli District Mumbai PIN 400011 admeasuring 20420.89 sq. mtrs. (For Rehab portion of land) area being developed by Lokhandwala Kataria Construction Pvt. Ltd.

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

- (i) M/s Spaceage Consultants as L.S. / Architect;
- (ii) M/s JCV Structural Consultant as Structural Consultant
- (iii) M/s Ingsophy Consultants Pvt. Ltd. as MEP Consultant
- (iv) Shri. Avinash Waghmare 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 12 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. Avinash Waghmare quantity Surveyor*

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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. 258.9 Crores (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 S.R.A being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 145.29 Crores (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 S.R.A. (planning Authority) is estimated at Rs. 113.61 Crores (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 /Wing bearing Number 'A' to 'J', 'Municipal Secondary School' and 'Municipal Dispensary' or called Minerva, Rehab Buildigs

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30 th June 2017 date of Registration is	Rs. 246.18/- Cr.
2	Cost incurred as on 30 th June 2017 (based on the Estimated cost)	Rs. 142.99/- Cr.
3	Work done in Percentage (as Percentage of the estimated cost)	58.08. %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 103.19/- Cr.
5	Cost Incurred on Additional /Extra Items as on 30 th June 2017 not included in the Estimated Cost (Annexure A)	NA

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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 30 th June 2017 date of Registration is	Rs. 12.72/- Cr
2	Cost incurred as on 30 th June 2017 (based on the Estimated cost)	Rs. 2.29/- Cr.
3	Work done in Percentage (as Percentage of the estimated cost)	18 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 10.43/- Cr
5	Cost Incurred on Additional /Extra Items as on 30 th June 2017 not included in the Estimated Cost (Annexure A)	Nil

Yours Faithfully



Avinash Waghmare
Quantity Surveyor/ Engineer

*** 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.