



Tech-Line CONSULTING ENGINEERS

A-16, 'Sindhutirth', Opp. Bharat Sahakari Bank, Makhmali Talao, L.B.S. Road, Thane (W),
Tel.: 2540 7805, 2540 5082 E-mail : techlineconsultants@gmail.com

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

Lt No. 53 -07/2017

Date : 29.07.2017

To

Arihant Enterprises
Arihant City, Kalyan Bhiwandi Road,
Temghar, Bhiwandi, Thane – 421302

Subject: Certificate of Cost Incurred for Development of “ARIHANT CITY PHASE-II” for Construction work of ‘F, G, H, I, J, COMMERCIAL-1 AND COMMERCIAL-2’ buildings, club house, podium of the 1st Phase (MahaRERA Registration Number) situated on land bearing S. No. 49/1, 49/2, 49/3 (pt), 50/1 (pt), 52/1 (pt), 53/1 (pt), 53/1 (pt), 53/2, 55 (pt), 55 (pt), 55 (pt), 56(pt), 56 (pt), 57/3, 57/4 (pt), 85/1 (pt), 85/1 (pt), 85/2, 86/2 (pt) demarcated by its boundaries (latitude and longitude of the end points) 19°16'46.84"N to the North 73°04'50.51"E of Division KOKAN, Village Bhadwad, Taluka - Bhiwandi, District - Thane, PIN – 421302, admeasuring 19940 sq.mts. area being developed by Arihant Enterprises

Ref: MahaRERA Registration Number NOT AVAILABLE

Sir,

I, Mr. D. K. Patel Proprietor of M/s. Techline Consulting Engineers have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being ‘F, G, H, I, J, COMMERCIAL-1 AND COMMERCIAL-2’ buildings, club house, podium project “ARIHANT CITY PHASE-II” Building/ of the 1st Phase situated on land bearing 49/1, 49/2, 49/3 (pt), 50/1 (pt), 52/1 (pt), 53/1 (pt), 53/1 (pt), 53/2, 55 (pt), 55 (pt), 55 (pt), 56(pt), 56 (pt), 57/3, 57/4 (pt), 85/1 (pt), 85/1 (pt), 85/2, 86/2 (pt) of Division KOKAN, Village Bhadwad, Taluka - Bhiwandi, District - Thane, PIN – 421302, admeasuring 19940 sq.mts. area being developed by Arihant Enterprises





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1. Following technical professionals are appointed by Owner/ Promoter :-
 - (i) Akruti Consultant as L.S. / Architect.
 - (ii) Techline Consulting Engineer as Structural Consultant.
 - (iii) Electro Mech Consultant as MEP Consultant.
 - (iv) In House Staff of Developers 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 'F, G, H, I, J, COMMERCIAL-1 AND COMMERCIAL-2' buildings, club house, podium 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 In House Staff of Developers 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 'F, G, H, I, J, COMMERCIAL-1 AND COMMERCIAL-2' buildings, club house, podium of the aforesaid project under reference as Rs. 112,76,77,873/- (Total of Table A & 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 'F, G, H, I, J, COMMERCIAL-1 AND COMMERCIAL-2' buildings, club house, podium from the Bhiwandi Nijampura City 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. 29,72,13,796/- (Total of Table A & 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 'F, G, H, I, J, COMMERCIAL-1 AND COMMERCIAL-2' buildings, club house, podium of the subject project to obtain Occupation Certificate /Completion Certificate from Bhiwandi Nijampura City Municipal Corporation (planning Authority) is estimated at Rs. 83,04,64,077/- (Total of Table A & 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:





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TABLE A

'F' building of "ARIHANT CITY PHASE-II"

(to be prepared separately for each Building of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 18,24,37,550/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 4,90,75,701/-
3	Work done in Percentage (as Percentage of the estimated cost)	26.90 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 13,33,61,849 /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NIL /-

TABLE A

'G' building of "ARIHANT CITY PHASE-II"

(to be prepared separately for each Building of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 21,92,80,600/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 5,89,86,481/-
3	Work done in Percentage (as Percentage of the estimated cost)	26.90 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 16,02,94,119 /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NIL /-





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TABLE A

'H' building of "ARIHANT CITY PHASE-II"

(to be prepared separately for each Building of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 17,58,31,350/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 5,48,94,547/-
3	Work done in Percentage (as Percentage of the estimated cost)	31.22 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 12,09,36,803 /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NIL /-

TABLE A

'I' building of "ARIHANT CITY PHASE-II"

(to be prepared separately for each Building of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 22,07,53,800/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 5,93,82,772/-
3	Work done in Percentage (as Percentage of the estimated cost)	26.90 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 16,13,71,028 /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NIL /-





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TABLE A

'J' building of "ARIHANT CITY PHASE-II"

(to be prepared separately for each Building of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	<u>Rs. 21,92,80,600/-</u>
2	Cost incurred as on _____ (based on the Estimated cost)	<u>Rs. 5,89,86,481/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>26.90</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 16,02,94,119 /-</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	<u>Rs. NIL /-</u>

TABLE A

'COMMERCIAL-1' building of "ARIHANT CITY PHASE-II"

(to be prepared separately for each Building of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	<u>Rs. 1,97,95,400/-</u>
2	Cost incurred as on _____ (based on the Estimated cost)	<u>Rs. 33,65,218/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>17.00</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 1,64,30,182 /-</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	<u>Rs. NIL /-</u>



TABLE A

'COMMERCIAL-2' building of "ARIHANT CITY PHASE-II"
(to be prepared separately for each Building of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 6,69,63,900/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 1,13,83,863/-
3	Work done in Percentage (as Percentage of the estimated cost)	17.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 5,55,80,037 /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NIL /-

TABLE B

Club house, Podium for "ARIHANT CITY PHASE-II"
(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts
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. 2,33,34,673/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 11,38,732/-
3	Work done in Percentage (as Percentage of the estimated cost)	4.88 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,21,95,941/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NIL /-

Yours Faithfully



MR. D. K. PATEL
CHARTERED ENGINEER LIC NO. M-146861-2.

