



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. 57-03/Des-543/2018

Date : 30.03.2018

To,
Arihant Enterprises,
Arihant City, Kalyan Bhiwandi Road,
Bhadwad, Bhiwandi,
Thane – 421 302.

Subject: Certificate of Cost Incurred for Development of “ARIHANT CITY PHASE - II” for Construction Work of ‘F, ‘G, ‘H, ‘I, ‘J, ‘COMM. 1 & 2, building club house, podium of the _____ Phase (MahaRERA Registration Number No. P51700004483) situated On Plot Bearing S. No. 49/1, 49/2, 49/3 (Pt), 50/1 (Pt), 52/1 (Pt), 53/1 (Pt), 53/2, 55 (Pt), 55 (Pt), 56 (Pt), 56 (Pt), 57/3, 57/4 (Pt), 85/1 (Pt), 85/2, 86/2 demarcated by its boundaries (latitude and longitude of the end points) 19°16'49.26"N to the North 73°04'50.94"E to the West 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 No. P51700004483

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 'E' building club house, podium project “ARIHANT CITY PHASE - II” Building(s)/_____ of the _____ Phase situated On Plot Bearing S. No. 49/1, 49/2, 49/3 (Pt), 50/1 (Pt), 52/1 (Pt), 53/1 (Pt), 53/2, 55 (Pt), 55 (Pt), 56 (Pt), 56 (Pt), 57/3, 57/4 (Pt), 85/1 (Pt), 85/2, 86/2 of Division KOKAN, village Bhadwad, Taluka – Bhiwandi, District – Thane, PIN – 421302. Admeasuring 19940 sq.mts. area being developed by Arihant Enterprises.

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

- M/r. Akruiti Consultant as Architect.
- M/s. Techline Consulting Engineers through it's proprietor Mr. D. K. Patel as Structural Consultant.
- Electro Mech Consultant as MEP Consultant.
- In House Staff of Developers as Quantity Surveyor.





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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 **'F, 'G, 'H, 'I, 'J, 'COMM. 1 & 2, building 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, 'COMM. 1 & 2, building club house, podium** of the aforesaid project under reference as **Rs. 1,12,77,83,873/-** (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 **'A, 'B, 'C, 'D, 'D-1, 'D-2, 'H, 'H-1, 'H-2, & 'F, buildings,** 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. 33,78,39,391/-** (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 **'F, 'G, 'H, 'I, 'J, 'COMM. 1 & 2, building 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. 78,99,44,482/-** (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:





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TABLE A
Building 'F' 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 <u>20.03.2018</u> date of Registration is	<u>Rs. 18,24,26,102/-</u>
2	Cost incurred as on <u>20.03.2018</u> (based on the Estimated cost)	<u>Rs. 5,68,44,972/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>31.2%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 12,55,81,130/-</u>
5	Cost Incurred on Additional /Extra Items as on <u>20.03.2018</u> not included in the Estimated Cost (Annexure A)	<u>Rs. NIL /-</u>

TABLE B
Building 'H' of "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 <u>20.03.2018</u> date of Registration is	<u>Rs. 17,59,50,448/-</u>
2	Cost incurred as on <u>20.03.2018</u> (based on the Estimated cost)	<u>Rs. 5,91,94,026/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>33.6%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 11,67,56,423/-</u>
5	Cost Incurred on Additional /Extra Items as on <u>20.03.2018</u> not included in the Estimated Cost (Annexure A)	<u>Rs. NIL /-</u>





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TABLE B
Building 'G' of "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 <u>20.03.2018</u> date of Registration is	<u>Rs. 21,92,69,006/-</u>
2	Cost incurred as on <u>20.03.2018</u> (based on the Estimated cost)	<u>Rs. 6,83,21,970/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>31.2%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 15,09,47,036/-</u>
5	Cost Incurred on Additional /Extra Items as on <u>20.03.2018</u> not included in the Estimated Cost (Annexure A)	<u>Rs. NIL /-</u>

TABLE B
Building 'I' of "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 <u>20.03.2018</u> date of Registration is	<u>Rs. 22,07,60,376/-</u>
2	Cost incurred as on <u>20.03.2018</u> (based on the Estimated cost)	<u>Rs. 6,82,68,793/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>30.9%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 15,24,91,584/-</u>
5	Cost Incurred on Additional /Extra Items as on <u>20.03.2018</u> not included in the Estimated Cost (Annexure A)	<u>Rs. NIL /-</u>





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TABLE B
Building 'J' of "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 <u>20.03.2018</u> date of Registration is	<u>Rs. 21,92,82,514/-</u>
2	Cost incurred as on <u>20.30.2018</u> (based on the Estimated cost)	<u>Rs. 6,93,23,890/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>31.6%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 14,99,58,624/-</u>
5	Cost Incurred on Additional /Extra Items as on <u>20.03.2018</u> not included in the Estimated Cost (Annexure A)	<u>Rs. NIL /-</u>

TABLE B
Building 'COMM - 1' of "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 <u>20.03.2018</u> date of Registration is	<u>Rs. 1,97,94,475/-</u>
2	Cost incurred as on <u>20.03.2018</u> (based on the Estimated cost)	<u>Rs. 33,65,684/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>17.0%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 1,64,28,791/-</u>
5	Cost Incurred on Additional /Extra Items as on <u>20.03.2018</u> not included in the Estimated Cost (Annexure A)	<u>Rs. NIL /-</u>





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TABLE B
Building 'COMM - 2' of "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 <u>20.03.2018</u> date of Registration is	<u>Rs. 6,69,66,279/-</u>
2	Cost incurred as on <u>20.03.2018</u> (based on the Estimated cost)	<u>Rs. 1,13,81,505/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>17.0%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 5,55,84,774/-</u>
5	Cost Incurred on Additional /Extra Items as on <u>20.03.2018</u> not included in the Estimated Cost (Annexure A)	<u>Rs. NIL /-</u>

TABLE B
(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 <u>20.03.2018</u> date of Registration is	<u>Rs. 2,33,34,673/-</u>
2	Cost incurred as on <u>20.03.2018</u> (based on the Estimated cost)	<u>Rs. 11,38,552/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>4.88%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 2,21,96,121/-</u>
5	Cost Incurred on Additional /Extra Items as on <u>20.03.2018</u> not included in the Estimated Cost (Annexure A)	<u>Rs. NIL /-</u>

Yours Faithfully,

For Tech - Line
[Signature]
Proprietor

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