

FORM 2

(See Regulation 3)

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ENGINEER'S CERTIFICATE

Date:21/07/2017

To,
The M/s. Panom Developers LLP.
B/101, 102, Panom Park,
Jivan Vikas Kendra Road,
Off Sahar Road, Andheri (E),
Mumbai - 400 069.

Sub: Certificate of Cost Incurred for Development/Construction work of Building Known as Panom Park Wing A to C & C Extension of the Project for [MahaRERA Registration Number (applied)] situated on the plot bearing C.T.S. No. 331, 331/1 to 2, 332, 332/1 to 42, 333(pt), 354(pt), 354/1 to 17 demarcated by its boundaries (latitude and longitude of the end points) 19°06'41.2581"N & 72°50'52.3090"E to the North 19°06'39.2476"N & 72°50'51.3803"E on the South 19°06'40.9646"N & 72°50'52.5696"E to the East 19°06'40.6194"N & 72°50'51.2186"E to the West of Village Vileparle (E), Taluka Andheri District Mumbai Suburban PIN 400069 admeasuring 2593.05 sq.mts. area being developed by M/s. Panom Developers LLP

Ref:Maha RERA Registration Number:_____

Sir,

I, **PRADEEP KUMAR MAHANKUD**, have undertaken assignment of certifying Estimated cost for the subject Real Estate Project proposed to be registered under Maha RERA, being Panom Park Wing A to C & C Extension, situated on the plot bearing C.T.S. No. 331, 331/1 to 2, 332, 332/1 to 42, 333(pt), 354(pt), 354/1 to 17 demarcated by its boundaries (latitude and longitude of the end points) 19°06'41.2581"N & 72°50'52.3090"E to the North 19°06'39.2476"N & 72°50'51.3803"E on the South 19°06'40.9646"N & 72°50'52.5696"E to the East 19°06'40.6194"N & 72°50'51.2186"E to the West of Village Vileparle (E), Taluka Andheri District Mumbai Suburban PIN 400069 admeasuring 2593.05 sq.mts. area being developed by M/s. Panom Developers LLP



1. Following technical professionals are appointed by owner/promoter:-

- i. Shri Arun Kumar Dube as Architect
- ii. M/s. Destech Structural Consultant
- iii. Shri Arun Kumar Dube as Site Supervisor

2. I have estimated the cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil.MEP and Allied works, of the Building of the project. Our estimated cost calculations are based on the Drawings/Plans made available to me for the project under reference by the Developer and Consultants and the schedule of items and quantity for the entire work as calculated by me and the assumption of the cost of material, labour and other inputs made by Developer/me, and the site inspection carried out by me.

3. I estimate Total Estimated Cost of completion of building of the aforesaid project under reference as **Rs.19,91,93,718/-** (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 building from **MCGM** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 15,91,93,718/-** (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 building of the subject project to obtain Occupation Certificate from **MCGM** is estimated at **Rs.4,00,00,000/-** (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

WING - A & B (Sale Wing)

Sr. No. (1)	Particulars (2)	Amounts (3) Rs.
1	Total Estimated cost of the building as on 21/07/2017	13,64,77,164/-
2	Cost incurred as on 21/07/2017 (based on the estimated cost)	10,64,77,164/-
3	Work done in Percentage (as percentage of the estimated cost)	78%
4	Balance cost to be incurred (based on estimated cost)	3,00,00,000/-
5	Cost incurred on additional / extra items as on 21/07/2017 not included in the estimated cost (Annexure A-N/A)	N/A

R. Mahankud

(3)

WING - C & C Extension (Rehab Wing)

Sr. No. (1)	Particulars (2)	Amounts (3) Rs.
1	Total Estimated cost of the building as on 21/07/2017	5,87,16,554/-
2	Cost incurred as on 21/07/2017 (based on the estimated cost)	5,27,16,554/-
3	Work done in Percentage (as percentage of the estimated cost)	90%
4	Balance cost to be incurred (based on estimated cost)	60,00,000/-
5	Cost incurred on additional / extra items as on 21/07/2017 not included in the estimated cost (Annexure A-N/A)	N/A

TABLE B

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

Sr. No. (1)	Particulars (2)	Amounts (3) Rs.
1	Total estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 21/07/2017.	40,00,000/-
2	Cost incurred as on 21/07/2017 (based on the estimated cost)	NIL
3	Work done in percentage (percentage of the estimated cost)	NIL
4	Balance cost to be incurred (based on estimated cost)	40,00,000/-
5	Cost incurred on additional / extra items as on 21/07/2017 not included in the estimated cost (Annexure A-N/A)	N/A

Yours Faithfully,



PRADEEP KUMAR MAHANKUD
Signature of Engineer.