

FORM 2

ENGINEER'S CERTIFICATE

Date: 30/07/2017

To,
M/s. Chintamani Enterprises,
Partner Shri. Sanjesh Gopal Patkar & Others,
Maple City, Chintamani Chowk,
Badlapur Gaon, Badlapur (West),
Tal: Ambarnath, Dist: Thane.

Ref.C.C.No.:- JK/KBNP/NRV/BP/5604-77/2017-18/77 Dated on 21/07/2017.
Subject: Certificate of Cost Incurred for development of project MAPLE CITY for
Construction Work of FOUR Residential building No.2,3,6,7(Phase I) Of the
respectively of the project (MahaRERA Registration Number) situated on the plot
bearing Survey No. 141, S. NO. 143, H.NO. 4 A, S.NO. 144, H.NO. 1 A & by its
boundaries(latitude and longitude) S.No. 143, H.No.4B, to the north 18.00 MT WIDE
D.P.ROAD to the south S.NO.134,to the East 18.00 MT WIDE D.P.ROAD, to the west of
Division KONKAN Village BADLAPUR Taluka AMBERNATH District THANE PIN 421503
admeasuring 17040 sq.mts. area being owned & developed by M/s. Shree Chintamani
Enterprises.

MahaRERA Registration Number _____

Sir,

I **ATUL KUDTARKAR** have undertaken assignment of certifying Estimated Cost for the Subject
Real Estate Project proposed to be registered under Maha RERA, being FOUR Residential building
No.2,3,6,7(Phase I) Of the Phase Situated on the Plot bearing SurveyNo.141, S.NO.143, H.NO.4A,
S.NO.144,H.NO.1A of Division KONKAN Village BADLAPUR Taluka AMBERNATH District THANE
PIN 421503 admeasuring 17040 sq.mts. area being owned & developed by M/s. Shree Chintamani
Enterprises.



1. Following technical professionals are appointed by the Owner:
 - M/s. Oak & Kanade as Architect ;
(Mr. S.D.Oak, Lic. CA/82/6932)
 - M/s **Atul Kudtarkar & Associates** as Structural Consultant ;
(Mr. Atul Kudtarkar Lic. No. STR/K/144)
 - **Mr. Unite Ventures** as MEP Consultant (Electrical) ;
 - **Mr. Anand Inamdar** 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 buildings 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 **Mr. Anand Inamdar** quantity Surveyor appointed by Engineer, and the assumption of 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. 30,79,51,344 /-** (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 **KULGAON BADLAPUR MUNICIPAL COUNCIL** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs.7,65,67,361/-** (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 Buildings of the subject project to obtain Occupation Certificate /Completion Certificate from **KULGAON BADLAPUR MUNICIPAL COUNCIL** Planning Authority) is estimated at **Rs. 23,13,83,983/-**-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



(Building No.2 Ground + 8 Upper Floor)

TABLE A

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is 30/07/2017	Rs. 8,07,30,450/-
2	Cost incurred as on 30/07/2017 (based on the Estimated cost)	Rs.1,21,09,567/-
3	Work done in percentage (as percentage of the estimated cost)	15%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.6,86,20,883 /-
5	Cost Incurred on Additional / Extra Items as on 30/07/2017not included in the Estimated Cost (Annexure A)	Rs.Nil/-

(Building No.3, Ground + 8 Upper Floor)

TABLE A

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is 30/07/2017	Rs. 7,83,48,801/-
2	Cost incurred as on 30/07/2017 (based on the Estimated cost)	Rs.1,17,52,320/-
3	Work done in percentage (as percentage of the estimated cost)	15%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.6,65,96,481 /-
5	Cost Incurred on Additional / Extra Items as on 30/07/2017not included in the Estimated Cost (Annexure A)	Rs.Nil/-



(Building No.6, Ground + 8 Upper Floor)

TABLE A

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is 30/07/2017	Rs. 5,79,79,350/-
2	Cost incurred as on 30/07/2017 (based on the Estimated cost)	Rs.2,31,91,740/-
3	Work done in percentage (as percentage of the estimated cost)	40%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.3,47,87,610/-
5	Cost Incurred on Additional / Extra Items as on 30/07/2017not included in the Estimated Cost (Annexure A)	Rs.Nil/-

(Building No.7, Ground + 8 Upper Floor)

TABLE A

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is 30/07/2017	Rs. 7,37,84,335/-
2	Cost incurred as on 30/07/2017 (based on the Estimated cost)	Rs.2,95,13,734/-
3	Work done in percentage (as percentage of the estimated cost)	40%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.4,42,70,601/-
5	Cost Incurred on Additional / Extra Items as on 30/07/2017not included in the Estimated Cost (Annexure A)	Rs.Nil/-



(Building No. 2,3,6,7, Ground + 8 Upper Floor)

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 30/07/2017 date of registration is 30/07/2017	Rs. 1,71,08,408/-
2	Cost incurred as on 30/07/2017 (based on the Estimated Cost)	Rs.NIL/-
3	Work done in Percentage (as percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (based on Estimated Cost)	Rs. 1,71,08,408/-
5	Cost Incurred on Additional / Extra Items as on 30/07/2017 not included in Estimated Cost (Annexure A)	Rs.Nil/-

Yours Faithfully,



ATUL KUDTARKAR

(STR/K/144)



Date : 30/07/2017

To,
M/s, Chintamani Enterprises
Partner Shri Gopal Patakar & others
Maple City, Chintamani Chowk
Badlapur Gaon, Badlapur (West)
Tah-Ambernath, Dist-Thane.

Subject—Certificate of cost incurred for development of the project named as MAPLE CITY for construction of building no 4 & 5 of the phase 1 situated on plot bearing S.No-141, S.No-143, H.No-4A, S.No-144, H.No-1A & 2, demarcated by its boundaries To the North S.No-143, H.No-4B, to the south 18.00.mtr Wide D.P.Road, to the East S.No.-134, to the West 18.00.mtr wide D.P.Road at village Badlapur, Tah-Ambernath Dist-Thane pin code no -421503, on properties land measuring 17040 Sq.Mts area being developed by M/s Chintamani Enterprises

Sir

We have undertaken assignment of certifying Estimated Cost for the subject Real Project proposed to be registered under MahaRERA, for building no 4 & 5 of the phase 1 situated on the plot bearing S.No-141, S.No-143, H.No-4A, S.No-144, H.No-1A & 2 at village Badlapur, Tah-Ambernath Dist-Thane pin code no -421503, on properties land measuring 17040 Sq.Mts area being developed by M/s Chintamani Enterprises

1) Following technical professionals are appointed by Owner/Promoter

- (1) Shri Satish D. Oak as Architect
- (2) Shri Sudhir Oak & Amar Agashe
as Structural Consultant
- (3) Unite Ventures as M.E.P Consultant.
- (4) Shri Anand Inamdar as Quantity Surveyor

2) We have estimated the cost of the completion to obtain Occupation/completion Certificate of the civil works of the building no 4 & 5 of the project. Our estimated cost calculations are based on Drawing /plans made available to us for the project under reference by the Developers and schedule of items and quantity for entire work for building no 4 and 5 as calculated by Mr Anand Inamdar quantity surveyor appointed by Developer and the assumptions of cost of material labour and other inputs made by developer and the site inspection carried out by us.

3) The total estimated Cost of completion of the building no 4 and 5 of the afforested project under reference as Rs—14,58,08,000/ total of table A and table B. The estimated Total cost of the project (of building no 4 & 5) is with reference to civil, MEP, Allied works required to be completed for the purpose of obtaining occupation/completion certificate for the building no 4 & 5 from the

KULGAON BADLAPUR MUNICIPAL COUNCIL being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4) The Estimated cost Incurred till date is calculated at RS- 10,86,37,000/. The amount of Estimated Cost Incurred is calculated on the base of amount of total estimate cost.

5) The Balance cost of Completion of the civil, MEP, Allied works of building no 4 & 5 of the subject project to obtain Occupation /completion Certificate from Kulgaon Badlapur Municipal Council planning authority is estimated at RS 3,71,71,525/ for building no 4 and for building no 5.

6) I certify that cost of the civil/MEP/Allied works for the aforesaid Project as completed on the date of this certificate is as given in table no A below

TABLE A
BUILDING NO 4 (Gr + 7 floors)

Sr.No.	Particulars	Amount
1	Total Estimated Cost of building/wing as on date of Registration is 30/07/2017	RS-6,88,04,525/
2	Cost incurred as on 30/07/2017 (based on estimated cost)	RS-5,12,51,390/
3	Work done in percentage (as percentage of estimated cost)	90%
4	Balance cost to be incurred (based on estimated cost)	1,75,53,135/
5	Cost incurred on additional /extra items as on 30/07/2017 not included in the estimated cost	

TABLE A
BUILDING NO 5 (Gr + 7 floors)

Sr.No.	Particulars	Amount
1	Total Estimated Cost of building/wing as on date of Registration is 30/07/2017	RS-6,89,01,000/
2	Cost incurred as on 30/07/2017 (based on estimated cost)	RS-5,73,85,610/
3	Work done in percentage (as percentage of estimated cost)	92%
4	Balance cost to be incurred (based on estimated cost)	RS-1,15,15,390/
5	Cost incurred on additional /extra items as on 30/07/2017 not included in the estimated cost	RS -NIL

(building no 4 & 5 GR+seven floors)

TABLE B

SR NO	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and facilities in the layout as on 30/07/2017 date of registration is 30/07/2017	81,03,000/
2	Cost incurred as on 30/07/2017 (based on the Estimated Cost)	NIL
3	Work done in percentage (as percentage of the estimated cost)	NIL
4	Balance Cost to be incurred (based on the estimated cost)	81,03,000/
5	Cost Incurred on Additional/Extra Items as on 30/07/2017 not included in Estimated Cost	NIL

Yours faithfully




SUDHIR.M.OAK, AMAR AGASHE
LIC NO-B.M.C STR/A/22