

SANKET DILIP BHOSALE

CERTIFIED ENGINEERS

D-1101, PATEL HEIGHTS, PLT 15/17, SEC 07, GHANSOLI, NAVI MUMBAI, 400701

ENGINEERS CERTIFICATE

Date: 19/01/2019

To
Ram Laxman Developers
A-157, APMC Vegetable Market,
Sector 19, Vashi, Navi Mumbai - 400705

Subject: Certificate of Cost Incurred for development of Sadguru Residency for construction of 1 No. of Building having 1 Wing of the 2nd Phase of the Project situated on the final Survey No. 88/2 demarcated by its boundaries (Latitude and Longitude of the end points) Survey No. 88/1 to the North Survey No. 88/3 to the South Survey No. 88/4 to the East Pipe Line and Road to the West of Division Daighar Village Daighar Taluka Thane District Thane PIN 421204 admeasuring 2380 sq.mts. area and Munc. Built-up of 1102.8 sq. mts. being developed by M/s. Ram Laxman Developers

Ref: MahaRERA Registration Number Applied

Sir,

I Sanket Dilip Bhosale have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 No. of Building having 1 Wing of the 2nd Phase of the project situated on the final Survey No. 88/2 of Division Daighar Village Daighar Taluka Thane District Thane PIN 421204 admeasuring plot area 2380 sq.mts. area and Munc. Built-up of 1102.8 sq. mts. being developed by M/s. Ram Laxman Developers

1. Following technical professionals are appointed by Owner / Promoter:-
 - (i) M/s Bakshi & Associates as L.S./Architect;
 - (ii) M/s Techline Consultants as Structural Consultant
 - (iii) M/s Soni Enterprises as MEP Consultant
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(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 me as 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.



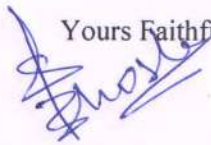
3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 2,95,15,500/-. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the Thane 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. 1,01,63,525/-. 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 Thane Municipal Corporation is estimated at Rs. 1,93,51,975/-
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 1 or called C-Wing.
(To be filled for each building separately)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 19/01/2019 date of Registration is applied.	Rs. 2,95,15,500/-
2	Cost incurred as on 19/01/2019 (based on the Estimated cost)	Rs. 1,01,63,525/-
3	Work done in Percentage (as Percentage of the estimated cost)	34.43 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,93,51,975/-
5	Cost Incurred on Additional /Extra Items as on 19/01/2019 not included in the Estimated Cost (Annexure A)	Rs. Nil

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 19/01/2019 date of Registration is	Rs.2,95,15,500/-
2	Cost incurred as on 19/01/2019 (based on the Estimated cost)	Rs. 1,01,63,525/-
3	Work done in Percentage (as Percentage of the estimated cost)	34.43 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,93,51,975/-
5	Cost Incurred on Additional /Extra Items as on 19/01/2019 not included in the Estimated Cost (Annexure A)	Rs. Nil

Yours Faithfully,

Signature of Engineer,