

SAGAR RAMDAS ADAVALE

PGP QSCM (Post Graduate programme in Quantity surveying and contract management)

Chintamani Construction Company, 19, Pandit Niwas, S.K. Bole Road, Dadar, Mumbai 400028

Date : Dec 01, 2017

To,
Indus Valley Constructions LLP,
408, Gundecha Chambers,
Nagindas Master Road,
Fort, Fountain,
Mumbai – 400 023.

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Subject: Certificate of Cost Incurred for Development of 'Aangan' for Construction of 1 buildings situated on the Plot bearing Final Plot no. 157(2) and 157(3), TPS III Mahim Division, demarcated by its boundaries (lat – 19.0152066 lon – 72.5036907) to the North, (lat – 19.0150528 lon – 72.5036302) to the South, (lat – 19.0151285 lon – 72.5036833) to the East & (lat – 19.0151413 lon – 72.5036292) to the West situated at Junction of T.H. Kataria Road and Bhagat Lane, Mahim, Mumbai 400 016 admeasuring 1420.58 sq. mtrs. Being developed by Indus Valley Constructions LLP.

Ref: File at E.E. (B.P.) City's office bearing No. CHE/CTY/1597/G/N/337.

Sir,

1. I have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 Building situated on the plot bearing Final Plot no. 157(2) and 157(3), TPS III Mahim Division, Junction of T.H. Kataria Road and Bhagat Lane, Mahim, Mumbai 400 016 admeasuring 1420.58 sq. mtrs.

Following technical professionals are appointed by Owner / Promoter :-

- a. M/s P.N. BHOBE & ASSOCIATES as L.S. / Architect ;
 - b. M/s S. V. PATEL & ASSOCIATES as Structural Consultant
 - c. M/s JOHN MECH – EL TECHNOLOGIES (P) LTD. as MEP Consultant
 - d. Shri SAGAR ADAVALE as Quantity Surveyor* (Office of Engineer)
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 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. I estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as

Rs. 42,12,89,493 (Rupees Forty two Crores, Twelve Lacs, Eighty nine Thousand and Four hundred and ninety three) (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 Municipal Corporation of Greater Mumbai being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 0.00 (Rupees zero) (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 Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from (planning Authority) is estimated at Rs. 42,12,89,493 (Rupees Forty two Crores, Twelve Lacs, Eighty nine Thousand and Four hundred and ninety three) (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
AANGAN**

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

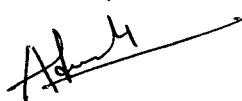
Sr. No	Particulars	Amounts
1	Total estimated cost of the building as on date of Registration is	40,30,93,214
2	Cost incurred as on Jan 10, 2018 (based on the Estimated Cost)	0
3	Work done in percentage (as percentage of Estimated Cost)	0%
4	Balance Cost to be incurred (Based on the Estimated Cost)	40,30,93,214
5	Cost incurred on Additional / Extra Items as on _____ not included in Estimated Cost (Annexure A)	Not Applicable

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 the date of Registration	1,81,96,279
2	Cost incurred as on Jan 10, 2018 (based on the Estimated Cost)	0
3	Work done in percentage (as percentage of Estimated Cost)	0%
4	Balance Cost to be incurred (Based on the Estimated Cost)	1,81,96,279
5	Cost incurred on Additional / Extra Items as on _____ not included in Estimated Cost (Annexure A)	Not Applicable

Yours Faithfully,



Sagar Adavale

Qualification –PGP QSCM (Post Graduate programme in Quantity surveying and contract management)

***Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
2. (*)Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

Annexure A

List of Extra / Additional Items executed with Cost (which were not part of the original Estimate of Total Cost): Not Applicable