



B. S. SUKTHANKAR & ASSOCIATES
CIVIL ENGINEERING CONSULTANTS

OFF.: 412, VARDHAMAN MARKET,
PLOT NO. 75, SECTOR - 17,
VASHI, NAVI MUMBAI - 400 705.
Tel. : 2789 25 84
E-mail : bs.sukthankar@yahoo.com
Website : www.bssukthankar.com

FORM - 2
ENGINEER'S CERTIFICATE

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

Date: 19/10/2022

To

The ASHIANA LIFESTYLE

Owner-02, 1st Floor, Mahavir Shopping Centre,
Sector-11, Nerul, Navi Mumbai.

Subject: Certificate of Cost Incurred for Development of [PANVEL PRIDE] for Construction Work 10 Wing(s) of the **Resident** Building situated on the Plot bearing C. N. No / CTS No. / Survey no. **75/1/A** demarcated by its boundaries (latitude and longitude of the end points) **Survey No. 3** to the North **Hospital Building on Gut No. 75/4** to the South **Survey No. 72 and 71** to the East **Survey No. 74 and 73 including Means of Access to the plot** to the West of Division **Kokan** village **Kevala** taluka **Panvel** District **Raighad** PIN **410 206** admeasuring **15070** sq.mts. Area being developed by [Promoter]

Ref. RERA Registration Number _____

Sir,

I/ we **B.S.Sukthankar** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being 10 Wing(s) of the **Project Panvel Pride** Building situated on the plot bearing C. N. No/ CTS No. Survey no. **75/1/A** of Division **Kokan** village **Kevala** taluka **Panvel** District **Raighad** PIN **410 206** admeasuring **15070** sq.mts. Area being developed by [Owner / Promoter]

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

- (i) M/s / Shri / Smt _____ as L. S. / Architect ;
- (ii) M/s / Shri / Smt _____ as Structural Consultant
- (iii) M/s / Shri / Smt _____ as MEP Consultant
- (iv) M/s / Shri / Smt _____ as Quantity Supervisor*

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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 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 Consultant and the Schedule of times 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. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. **32,75,00,000/-**. 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 CIDCO LTD being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. **8,76,600/-**. 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 **CIDCO Ltd** (planning Authority) is estimated at Rs. **32,66,23,400/-**.

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30/09/2022 date of Registration is	Rs. 3,15,23,525/-
2	Cost incurred as on 30/09/2022 (based on the Estimated cost)	Rs. 0.00/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,15,23,525/-
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. 0.00/-



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TABLE - A

Building / Wing bearing Number "B & C" (to be prepared separately for each Building / Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30/09/2022 date of Registration is	Rs. 3,22,19,275/-
2	Cost incurred as on 30/09/2022 (based on the Estimated cost)	Rs. 0.00/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,22,19,275/-
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. 0.00/-

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TABLE - A

Building / Wing bearing Number "D, G & H" (to be prepared separately for each Building / Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30/09/2022 date of Registration is	Rs. 3,09,76,000/-
2	Cost incurred as on 30/09/2022 (based on the Estimated cost)	Rs. 0.00/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,09,76,000/-
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. 0.00/-

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TABLE - A

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30/09/2022 date of Registration is	Rs. 3,25,76,225/-
2	Cost incurred as on 30/09/2022 (based on the Estimated cost)	Rs. 0.00/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,25,76,225/-
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. 0.00/-


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TABLE - A

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30/09/2022 date of Registration is	Rs. 4,13,63,850/-
2	Cost incurred as on 30/09/2022 (based on the Estimated cost)	Rs. 0.00/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,13,63,850/-
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. 0.00/-


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TABLE - A

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30/09/2022 date of Registration is	Rs. 2,78,54,200/-
2	Cost incurred as on 30/09/2022 (based on the Estimated cost)	Rs. 0.00/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,78,54,200/-
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. 0.00/-



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TABLE - A

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30/09/2022 date of Registration is	Rs. 1,18,15,650/-
2	Cost incurred as on 30/09/2022 (based on the Estimated cost)	Rs. 0.00/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,18,15,650/-
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. 0.00/-



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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 30/09/2022 date of Registration is	Rs. 2,50,00,000/-
2	Cost incurred as on 30/09/2022 (based on the Estimated cost)	Rs. 8,76,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,41,24,000/-
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. 0.00/-

Yours Faithfully


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