

ENGINEER'S CERTIFICATE

Date: 28 July 2017

To,

M/s. A. Patni Reality Pvt. Ltd.
116, Zakaria Masjid Street, Khadak,
Mumbai - 400 003.

Subject: Certificate of Cost Incurred for Development of Nathani Square for Construction of One building(s)/One Wing(s) of the One Phase (MahaRERA Registration Number)_situated on the Plot bearing C.S. No. 1315, 1337, 1338, 1339, 1340 & 1341, demarcated by its boundaries (latitude and longitude of the end points) Latitude $18^{\circ} 57' 21.7''$ N Longitude $72^{\circ} 50' 01.4''$ E to the North Latitude $18^{\circ} 57' 20.8''$ N Longitude $72^{\circ} 50' 01.4''$ E to the South Latitude $18^{\circ} 57' 21.1''$ N Longitude $72^{\circ} 50' 01.7''$ E to the East Latitude $18^{\circ} 57' 21.1''$ N Longitude $72^{\circ} 50' 00.6''$ E to the West of Division Konkan, Village Mandavi, Taluka B-Ward, District Mumbai PIN 400 003 admeasuring 1291.34 sq.mts. Area being developed by **M/s. A. Patni Reality Pvt. Ltd**

Ref: MahaRERA Registration Number _____

Sir,

I/ We Hanware Consultants have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being One Building(s)/)One Wing(s) of the One Phase situated on the plot bearing C.N. No/CTS No./Survey no./ Final Plot no 1315, 1337, 1338, 1339, 1340 & 1341 of Division Konkan, Village Mandavi, Taluka B-Ward, District Mumbai PIN 400 003 admeasuring 1291.34 sq.mts. Area being developed by **M/s. A. Patni Reality Pvt. Ltd**

[Signature]

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

- (i) Shri Ankit Prakash Dharla as License Surveyor;
- (ii) M/s Hanware Consultants as Structural Consultant
- (iii) M/s Ambrosia Design as MEP Consultant
- (iv) M/s Hanware Consultants 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 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 **Hanware Consultants 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. 46,38,04,863/-** (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 them M.C.G.M, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 4,26,43,690/-** (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 M.C.G.M (Planning Authority) is estimated at **Rs. 42,11,61,173/-** (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 :

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TABLE A
Building /Wing bearing Number One or called Nathani Square

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/ wing as on 30 th June 2017 date of Registration is	Rs. 45,85,20,963/-
2	Cost incurred as on 30 th June 2017 (based on the Estimated cost)	Rs. 4,22,24,952/-
3	Work done in Percentage (as Percentage of the estimated cost)	9.21 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 41,62,96,011/-
5	Cost Incurred on Additional /Extra Items as on 30 th June 2017 not included in the Estimated Cost (Annexure A)	Rs. NIL/-

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 th June 2017 date of Registration is	Rs. 52,83,900 /-
2	Cost incurred as on 30 th June 2017 (based on the Estimated cost)	Rs. 4,18,738 /-
3	Work done in Percentage (as Percentage of the estimated cost)	7.92 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 48,65,162/-
5	Cost Incurred on Additional /Extra Items as on 30 th June 2017 not included in the Estimated Cost (Annexure A)	Rs. NIL /-

Yours Faithfully
Signature of Engineer
For Hanware Consultants



Irfan Shaikh
Quantity Surveyor.