

ENGINEER'S CERTIFICATE

To

**Ratan Builders,
Unit No.1037, 10th Floor,
N.S.Phadke Road, Andheri(East),
Mumbai-400069**

Subject:- Certificate of Cost Incurred for Development of Rehab Buildings & Sale Building No.1 Wing A ,B & C to be known as Neelyog Veydaanta developed as part of SRA scheme on land bearing CTS No. 3990pt, 3996pt,3997pt,3998pt,3999pt, 4000,4001,4002(pt)&4002A of Ghatkopar-Kirol & Taluka Kurla, at Andheri-Ghatkopar Link Road, Near Eastern Express Highway, Nityanand Nagar, Ghatkopar (w), Mumbai-400086.

Developer: **Ratan Builders**

Project Land: Project Land : 1947.75 Sq.Mtr. being project land earmarked for construction of sale building No.1 to be known as Neelyog Veydaanta.

Location : North- Andheri-Ghatkopar Link Road; South- Rehab Building No, 1 & 2; East- Central Railway Track; West- Internal Road and Proposed Sale Building No.2.

Ref:- RERA Registration Number -Applied For

Sir,

I K.O.Devasia have undertaken assignment of certifying Estimated Cost for Rehab Building & Sale Building No.1 Wing A ,B & C to be known as Neelyog Veydaanta being part of SRA Scheme on the plot bearing CTS No.3990pt, 3996pt,3997pt,3998pt,3999pt,4000,4001,4002(pt)&4002A of division Ghatkopar village, Ghatkopar-Kirol, taluka Kurla district Mumbai PIN 400086 and being constructed on project land admeasuring 1947.75 sq.mts. and developed by Ratan Builders.

1. Following technical professionals are appointed by owner/promoter:-

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|--|-------------------------|
| (I) M/s. Samoon & Associates | as Architect; |
| (II) Shri. Dilip Parekh | as Structural Engineer; |
| (III) M/s. Pankaj Dharkar & Associates | as MEP Consultant |
| (III) Shri. Anil Nalawade | as site supervisor |

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. The estimated cost calculation are based on the Drawings/plans made available to me for the projects under reference by the developer and consultants and the schedule of items and quantity for the entire work as calculated by me and the assumption of the cost of

material, labour and other inputs made by developer, and the site inspection carried out by me.

3. I estimate total Estimated cost of completion of Rehab Building as Rs.2437 lacs & Sale Building No.1 to be known as Neelyog Veydaanta as Rs. 4272 lacs. The said Neelyog Veydaanta consists of 3 Levels of Basement, Lower Ground, Upper Ground, Service Floor and 12 Upper Floors. 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 from the Slum Rehabilitation Authority being the planning authority under whose jurisdiction the aforesaid project is being implemented.
4. The estimated cost incurred till date is calculated at Rs. 1576 lacs for Rehab Building and at Rs. 550 lacs for Sale Building No.1 to be known as Neelyog Veydaanta. The amount of estimated cost incurred is calculated on the base of amount of total estimated cost.
5. The Rehab Building No.2 is complete in all respect with Occupation Certificate and Work of Rehab Building No 4 Wing A and Wing B (part) is in progress. The balance cost of completion of the civil, MEP and Allied work to obtain Occupation Certificate/Completion Certificate from Slum Rehabilitation Authority of the Rehab Building No 4 A and Rehab Building No.4B is estimated at Rs.861 lacs and for Sale Building No.1 to be known as Neelyog Veydaanta is estimated at Rs. 3722 lacs.
6. I certify that the cost of the civil, MEP and allied work of the aforesaid project as completed on the date of this certificate is as given in table A and B below.

TABLE - A
Project known as Neelyog Veydaanta wing A , B & C

Sr.No	Particular	Sale Building NO.1 Amount (Rs.) (Lacs)	Rehab Buildings Amount (Rs.) (Lacs)	Total Amount (Rs). (Lacs)
1	Total Estimated cost of the building known as Neelyog Veydaanta wing A, B & C as on 31.05.2017	Rs. 4272 Lacs	Rs. 2437 Lacs	Rs.6709 Lacs
2	Cost incurred as on 31.05.2017 (based on the Estimated cost incurred)	Rs. 550 Lacs	Rs. 1576 Lacs	Rs.2126 Lacs
3	Work done in percentage (as percentage of the estimated cost)	13%	65%	
4	Balance cost to be incurred (based on Estimated cost)	Rs. 3722 Lacs	Rs. 861 Lacs	Rs.4583 Lacs
5	Cost incurred on additional/extra items as on	Nil	Nil	Nil

	31.05.2017 not included in the Estimated cost			
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TABLE - B
(to be prepared for the entire registered phase of the Real Estate Project)- Not Applicable

Sr.No.	Particular	Sale Building NO.1 Amount (Rs.) (Lacs)	Rehab Building Amount (Rs.) (Lacs)	Total Amount (Rs.) (Lacs)
1	Total Estimated cost of the Internal and External development work including amenities and facilities in the layout as on 31.05.2017	N.A	N.A	N.A
2	Cost incurred as on 31.05.2017 (based on the Estimated cost incurred)	N.A	N.A	N.A
3	Work done in percentage (as percentage of the estimated cost)	N.A	N.A	N.A
4	Balance cost to be incurred (based on Estimated cost)	N.A	N.A	N.A
5	Cost incurred on additional/extra items as on 31.05.2017 not included in the Estimated Cost	N.A	N.A	N.A

Yours faithfully,

Place: Mumbai
Date : 01st July 2017

(K.O.Davasias)
(License No. D/104/SS-I)

*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. The estimated cost includes all labour, material, equipment and machinery including on site development & Infrastructure cost.
3. 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.
4. All components of work with specification are indicative and not exhaustive.