



A. G. GOKHALE & ASSOCIATES
R.C.C. CONSULTANTS

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Vashi, Navi Mumbai - 400 703.
Off. : Ph.: 2789 3615
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Ref.:

Date :

**FORM-2 [see Regulation 3]
ENGINEER'S CERTIFICATE**

Date: 30/06/2023

To
The M/S.PLATINUM LIFESPACES
B-84,AGGARWAL TRADE CENTRE,PLOT NO 62 SECTOR 11
C.B.D,BELAPUR, NAVI MUMBAI 400614

Subject: Certificate of Cost Incurred for Development of PLATINUM EXPERIO for Construction of ONE building situated on the PLOT NO-82, SECTOR-17, NODE-KALAMBOLI demarcated By its boundaries Plot no 80 to the North, 20.00mtr wide to the South, Plot No-83 to the East, 30.00mtrwide road to the West of Node-KALAMBOLI, Navi Mumbai, Taluka-panvel, District- Raigad PIN NO.410218 admeasuring 3967.46 sq.mts area being developed by M/S.PLATINUM LIFESPACES.

Sir,

Ref: FOR MahaRERA Registration Number

Sir,

I/ We A.G. Gokhale & Asso have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **ONE Building** situated on the plot bearing **Plot no 82 SECTOR 17 of Node- KALAMBOLI, Navi Mumbai, Taluka- PANVEL District RAIGAD PIN 410 218 admeasuring 3967.46 sq.mts. area** being developed by **M/S.PLATINUM LIFESPACES**

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

- (i) M/S ATUL PATEL Architects as L.S. / Architect ;
- (ii) M/s A.G. Gokhale & Asso as Structural Consultant
- (iii) M/s NOT APPOINTED as MEP Consultant
- (iv) RAMESH SUMBE 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 RAMESH SUMBE quantity Surveyor* appointed by 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 23.91 Cr (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 PMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 19.365 CR (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 PMC (planning Authority) is estimated at Rs 4.545 Cr (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
Building ONE or called **PLATINUM EXPERIO**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 19/09/19 date of Registration is	Rs. 22.72 CR
2	Cost incurred as on 30/06/2023 (based on the Estimated cost)	Rs. 18.77 CR
3	Work done in Percentage (as Percentage of the estimated cost)	82.6 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.3.95CR
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	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 19/09/19 date of Registration is	Rs. 1.19Cr
2	Cost incurred as on _30/06/2023 (based on the Estimated cost)	Rs. 0.595 Cr
3	Work done in Percentage (as Percentage of the estimated cost)	50 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0.595 Cr
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

For A. G. GOKHALE & ASSOCIATES



A. G. GOKHALE
A.G. Gokhale & Associates **Proprietor**

(Licence No M/061632/4.)

AGREED AND ACCEPTED BY

FOR PLATINUM LIFESPACES



SIGNATURE OF PROMOTOR **Partner**

*** 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)