



Date: February 28, 2021

Ref: 2021/SCDPL-1299/30

FORM-2
ENGINEER'S CERTIFICATE
(As on 28/02/2021)

To,
M/S. OMKAR ENTERPRISES
Plot no. 16 B,
Building no. A-1 & A-2,
Sector no. 06, Nerul,
Navi Mumbai.

Subject : Certificate of Cost Incurred for Development of "**OMKAR PLANET**" for Construction of 1 (ONE) building with 2 (TWO) Wings situated on the Plot No. **16**, Sector 06, demarcated by its boundaries (latitude-730036.78° "N and longitude-190230.51"E of the end points) Plot No-10 to the North, Plot No:-15 to the South, Plot No:- 11 & 13 to the East, 11 mt Wide road & Plot No-19 to the West, of Division :- Konkan, Node:- Nerul, District:- Thane, Navi Mumbai, Pin Code:- 400706, Admeasuring 2360.00 Sq.mts. area being developed by **M/S. OMKAR ENTERPRISES.**

I, **Shri. Raajesh K. Ladhadd** of **STRUCTURAL CONCEPT DESIGNS PVT. LTD.** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA being 1 (ONE) Building with 2 (TWO) Wings situated on the Plot no. 16 of Division :- Konkan, Node:- Nerul, District:- Thane, Navi Mumbai, Pin Code:- 400706, Admeasuring 2360.00 Sq.mts. area being developed by **M/S. OMKAR ENTERPRISES.**



1. Following technical professionals are appointed by Owner/Promoter :
 - (i) M/S. FASCINATE ARCHITECTS as L.S. / Architects;
 - (ii) Shri. Raajesh K. Ladhada of M/S. STRUCTURAL CONCEPT DESIGNS PVT. LTD. as Structural Consultant
 - (iii) M/S. ELCON ENGINEERS as MEP Consultant
 - (iv) SHRI. MAHEESH SANJAY GAWALI as Site Supervisor
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 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 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 of the aforesaid project under reference is **Rs. 36,36,20,000/-** (Total of Table A and Table 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 from **NMMC** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost incurred till 28/02/2021 is calculated at **Rs. 0/- (NIL)** (Total of Table A and Table B). The amount of Estimated Cost Incurred is calculated on the base of amounts of Total Estimated Cost.
5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building of the subject project to obtain Occupation Certificate / Completion Certificate from **NMMC** Planning Authority is estimated at **Rs. 36,36,20,000/-** (Total of Table A and Table 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:



Building called : “OMKAR PLANET”

TABLE A (WING-A)

Sr. No.	Particulars	Amount
1	Total Estimated cost of the Building as on February 28, 2021 date of registration is	Rs. 21,20,20,000/-
2	Cost incurred as on February 28, 2021 (Based on the Estimated cost)	Rs. 0/- (NIL)
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 21,20,20,000/-
5	Cost Incurred on Additional / Extra Items as on February 28, 2021 not included in the Estimated Cost (Annexure A)	Not Applicable

TABLE A (WING-B)

Sr. No.	Particulars	Amount
1	Total Estimated cost of the Building as on February 28, 2021 date of registration is	Rs. 12,53,50,000/-
2	Cost incurred as on February 28, 2021 (Based on the Estimated cost)	Rs. 0/- (NIL)
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 12,53,50,000/-
5	Cost Incurred on Additional / Extra Items as on February 28, 2021 not included in the Estimated Cost (Annexure A)	Not Applicable



TABLE B (WING-A & B)

Sr. No.	Particulars	Amount
1	Total Estimated cost of the internal and External Development works including amenities and Facilities in the Layout as on February 28, 2021 date of registration is	Rs. 2,62,50,000/-
2	Cost incurred as on February 28, 2021 (Based on the Estimated cost)	Rs. 0/- (NIL)
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,62,50,000/-
5	Cost Incurred on Additional / Extra Items as on February 28, 2021 not included in the Estimated Cost (Annexure A)	Not Applicable

Yours Faithfully

Raj-L
RAAJESH K. LADHAD
Consulting Structural Engineer
BMC Reg. No.: STR/L/15
ISSE Reg. No. M-1692





*** 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 t1W 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)