



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

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Vashi, Navi Mumbai - 400 703.
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Ref.:

Date :

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

Date: 08/01/18

To
M/S Platinum Lifespaces
Office no B 84, Aggrawal Trade Center ,PLOT.NO.62,SECTOR11,
CBD Belapur Navi Mumbai

Subject: Certificate of Cost Incurred for Development of PLATINUM EMPORIUS for Construction of ONE building situated on the Plot. No 178 SECTOR 17 ULWE demarcated by its boundaries BY Plot.NO 179 &199 TO THE NORTH, 24M WIDE ROAD TO THE SOUTH, 30M WIDE ROAD TO THE EAST and Plot.NO-177 TO THE WEST OF SECTOR 17 of village ULWE taluka PANVEL District RAIGAD PIN 410206 admeasuring 3249.514 sq.mts. area being developed by M/S Platinum Lifespaces

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 178 SECTOR 17 of village - taluka PANVEL District RAIGAD PIN 410206 admeasuring 3249.514 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 23.19 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 CIDCO being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 0.0 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 CIDCO (planning Authority) is estimated at Rs 23.19 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 BEARING PLOT NO.178,SECT.17, ULWE called **PLATINUM EMPORIUS**

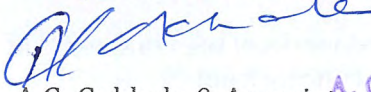
Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 08/01/18 date of Registration is	Rs. 22.56 CR
2	Cost incurred as on 08/01/18 (based on the Estimated cost)	Rs. 0.0CR
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.22.56CR
5	Cost Incurred on Additional /Extra Items as on 08/01/18 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 08/01/18 date of Registration is	Rs. 0.63Cr
2	Cost incurred as on _08/01/18 (based on the Estimated cost)	Rs. 0.0 Cr
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0.63Cr
5	Cost Incurred on Additional /Extra Items as on 08/01/18 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

For A. G. GOKHALE & ASSOCIATES



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

(Licence NoM/061632/4.)

*** 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)