



B. S. SUKTHANKAR & ASSOCIATES
CIVIL ENGINEERING CONSULTANTS

OFF.: 412, VARDHAMAN MARKET,
PLOT NO. 75, SECTOR - 17,
VASHI, NAVI MUMBAI - 400 705.
Tel. : 2789 25 84
E-mail : bs.sukthankar@yahoo.com

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

To,
M/S.MOKAL BROTHERS REALTY PRIVATE LIMITED
Godwill Infinity 804, Plot no - E/3A,
Sector-12, Kharghar, Navi Mumbai-410210.

Date:-03.08.2018

Subject: Certificate of Cost Incurred for Development of PUSHPPINNACLE for Construction of ONE building(s)/ONE Wing(s) of the 1ST Phase of the Project (MahaRERA Registration Number)situated on the Plot No.45/9, demarcated by its boundaries 15.0 Mtr. wide Road to the North, Plot No. 45/11 & 45/10 to the South, 15.0 Mtr. wide Roadto the East and 9.0 Mtr. wide Road to the West; of division Sector-34 A, Kharghar, Tal-Panvel, Dist-Raigad 410 210, admeasuring 1599.45 Sq.Mtr. area being developed by M/S. MOKAL BROTHERS REALTY PRIVATE LIMITED.

Ref: MahaRERA Registration Number _____

Sir,

I Shri. B.S. Sukthankar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being ONE Building(s)/ _____ Wing(s) of the _____ Phase situated on the **Plot bearing No 45/9**, of division **Sector-34 A**, , **Kharghar, Tal-Panvel, Dist-Raigad 410 210**, admeasuring **1599.45 Sq.Mtr.** area being developed by **M/S. MOKAL BROTHERS REALTY PRIVATE LIMITED.**

Following technical professionals are appointed by **M/S. MOKAL BROTHERS REALTY PRIVATE LIMITED.**

- (i) SHRI. HITENSETHI of M/S.HITENSETHI ARCHITECT PVT. LTD. / Architect;
- (ii) SHRI. B.S. SUKTHANKAR OF M/S. B. S. SUKTHANKAR& ASSOCIATE as Structural Consultant
- (iii) SHRI. ANIL VERMA as MEP Consultant
- (iv) SHRI. ANIL NAIK 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. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the **M/S. MOKAL BROTHERS REALTY PRIVATE LIMITED**and Consultants and the Schedule of items and quantity for the entire work as calculated by SHRI. ANIL NAIK as Site Supervisor in charge appointed by **M/S. MOKAL BROTHERS REALTY PRIVATE LIMITED**, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by me.


B. S. SUKTHANKAR
B. E. CIVIL
REG. NO. NMMC-TPO-SE-02



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3. I estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **RS. 15,00,00,000/-**. 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 LTD. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **RS. NIL/-**. 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 LTD. (planning Authority) is estimated at **RS. 15,00,00,000/-**.
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

Only building or called **PUSHP PINNACLE**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 03.08.2018 date of Registration is	Rs. 12,00,00,000/-
2	Cost incurred as on 03.08.2018 (based on the Estimated cost)	RS. NIL/-
3	Work done in Percentage (as Percentage of the estimated cost)	NIL
4	Balance Cost to be Incurred (Based on Estimated Cost)	RS. 12,00,00,000/-
5	Cost Incurred on Additional /Extra Items as on 03.08.2018 not included in the Estimated Cost (Annexure A)	Rs. 0/-

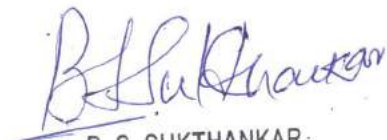

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TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 03.08.2018 date of Registration is	Rs. 3,00,00,000/-
2	Cost incurred as on 03.08.2018 (based on the Estimated cost)	RS. NIL
3	Work done in Percentage (as Percentage of the estimated cost)	NIL
4	Balance Cost to be Incurred (Based on Estimated Cost)	RS. 3,00,00,000/-
5	Cost Incurred on Additional /Extra Items as on 03.08.2018 not included in the Estimated Cost (Annexure A)	Rs. 0/-

Yours Faithfully,

B. S. SUKTHANKAR
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