

STRUCTURAL CONSULTANT
CHARTERED ENGINEER
VALUER
PROJECT MANAGEMENT
CONSULTANT

R.C. TIPNIS

B.E. (CIVIL), M.I.E

SANJRAJ, G. V. SCHEME-2, MULUND (E), MUMBAI - 400 081, • TEL : 2163 4791 • 2163 4399
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FORM - 2

ENGINEER'S CERTIFICATE

Date: 24th July, 2017

To
M/s.Amardeep Constructions
Mumbai.

Ref. : MahaRERA Registration Number

Sub.: Certificate of Cost incurred for Development of "ParampujyaDr.BabasahebAmbedkarNagar SRA CHSL" for Construction of 4 No. of buildings / 11Wings of the [MahaRERA Registration No.] situated on the Plot bearing CTS No.1124(pt), demarcated by its boundaries as follows

:NORTH-EAST LAT- N19 09'56.71771", LON- E72 057'31.70901"

SOUTH-EAST LAT- N19 09'55.32097", LON- E72 057'33.00245" SOUTH-WEST LAT- N19

09'53.51270", LON- E72 057'30.26554" NORTH-WEST LAT- N19 09'56.61606", LON-

E72 057'28.80646" East : CTS No.1262, 1252, 1127, 1128, 1129/A, 1130 & 1131

West : CTS No.1114/2F, 1114/4A & 1114/4B North : CTS No.1123A/2A, 1123A/2B, 1123/B, 1123A/1/1, 1123/1/2, 1123A/1/3 & 1123A/1/ASouth : CTS No.1289, 1293, 1295 & 1296.

At village Mulund, TalukaMulund, 90 Feet DP Road, Near Kelkar College, Mumbai District, Pin 400 081 admeasuringSale Bldg No.1 - 303.70 Sq.Mtrs, Sale Bldg No.2 - 6848.55

Sq.Mtrs, Rehab Bldg. No.3 - 2118.25 Sq.Mtrs& Rehab Bldg. No.4 - 2114.50 Sq.Mtrs. area where Sale bldg. no.1 will be developed by Co-promoter,ShreeSamrth Spark Developers

LLP and Sale bldg. no.2,Rehabbldg. no.3 & 4 being developed by Promoter,M/s.Amardeep Constructions.

Sir,

I, R C Tipnis, have undertaken assignment of certifying Estimated cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 4 buildings / 11Wings of the Phase situated on the plot bearing CTS No.1124(pt), of Division, village Mulund, TalukaMulund, 90 Feet DP Road, Near Kelkar College, Mumbai District, Pin 400 081 admeasuring 11385.00Sq.Mtrs. area where Sale bldg. no.1 will be developed by Co-Promoter and Sale bldg. no.2,Rehab bldg no.3 & 4 being developed by M/s.Amardeep Constructions..

1. Following technical professionals are appointed by the Owners / Promoters.
 - a. M/s.DilipJayawant& Associates as L.S / Architect
 - b. Shri.R C Tipnis as Structural consultant
 - c. M/s. Engg. Creations Services Consultant Services as MEP Consultant
 - d. Shri.Zuber I Jagirdar as Site Supervisor



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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 Architect / Engineer, Quantity Surveyors, appointed by Developer / 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. I estimate Total Estimated cost of completion of the building no 2,3,4 of the aforesaid project under reference as Rs.1,61,05,00,000/- (Rupees One Sixty one crore Five lakhs only), which will be borne M/S AMARDEEP CONSTRUCTIONS. The Estimated cost of building no 1 & building no 3 part with infrastructure is Rs.2, 60, 21,216/- (Rupees Two Crore Sixty Lakhs Twenty One Thousand Two Hundred Sixteen Only), which will be borne M/S SHREE SAMARTH SPARK DEVELOPER LLP. The total estimated cost of completion of the buildings 1,2,3, & 4 is Rs.1, 63, 65, 21,216/- (Total of Table A & Table B). The estimated Total Cost of project is with reference with 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 SRA Being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated cost incurred till date is calculated at Rs.2052.36/- per sqft. Approx... (Total of Table A and Table 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 SRA / concerned authority (planning Authority) is estimated at Rs.1181007232/- which will be borne M/S AMARDEEP CONSTRUCTIONS. The balance cost of completion of building no 1 is Rs.82, 50,000/- (Rupees Eighty Two Lakhs Fifty Thousand Only), which will be borne M/S SHREE SAMARTH SPARK DEVELOPER LLP. Total balance cost of completion of the buildings 1, 2, 3 & 4 is Rs.1, 18, 92, 57,232/- (Total of Table A & 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 :

M. Tipnis

TABLE A
Building No.1

(Proposed in Layout but not approved till date)

The Building No. 1 will be constructed by Co-promoter at their Own Cost.

Sr.No.	Particulars	Amounts (in Rupees)
1	Total Estimated cost of the building / Wing as on 24 th July, 2017 date of Registration is	74,25,000
2	Cost incurred as on 24 th July, 2017 (based on the Estimated Cost)	NIL
3	Work done in percentage (as percentage of the estimated cost)	NIL
4	Balance Cost to be incurred (Based on Estimated Cost)	74,25,000
5	Cost incurred on Additional / Extra Items as on 24 th July 2017 Not included in the Estimated Cost (Annexure A)	NIL

TABLE A
Building No.2

Wing "A"

(to be prepared separately for each Building / wing of the Real Estate Project)

Sr.No.	Particulars	Amounts (in Rupees)
1	Total Estimated cost of the building / Wing as on 24 th July, 2017 date of Registration is	19,73,92,632/-
2	Cost incurred as on 24 th July, 2017 (based on the Estimated Cost)	3,51,84,035/-
3	Work done in percentage (as percentage of the estimated cost)	17.824%
4	Balance Cost to be incurred (Based on Estimated Cost)	16,22,08,597/-
5	Cost incurred on Additional / Extra Items as on 24 th July 2017. Not included in the Estimated Cost (Annexure A)	—

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TABLE A
Building No.2
Wing "B"

Sr.No.	Particulars	Amounts (In Rupees)
1	Total Estimated cost of the building / Wing as on 24 th July, 2017 date of Registration is	19,73,92,632/-
2	Cost incurred as on 24 th July, 2017 (based on the Estimated Cost)	3,51,84,035/-
3	Work done in percentage (as percentage of the estimated cost)	17.824%
4	Balance Cost to be incurred (Based on Estimated Cost)	16,22,08,597/-
5	Cost incurred on Additional / Extra items as on 24 th July 2017 Not included in the Estimated Cost (Annexure A)	—

TABLE A
Building No.2
Wing "C"

Sr.No.	Particulars	Amounts (In Rupees)
1	Total Estimated cost of the building / Wing as on 24 th July, 2017 date of Registration is	25,46,44,336/-
2	Cost incurred as on 24 th July, 2017 (based on the Estimated Cost)	1,63,48,468/-
3	Work done in percentage (as percentage of the estimated cost)	6.42%
4	Balance Cost to be incurred (Based on Estimated Cost)	23,82,95,868/-
5	Cost incurred on Additional / Extra items as on 24 th July, 2017 Not included in the Estimated Cost (Annexure A)	—

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TABLE A
Building No.2
Wing "D"

Sr.No.	Particulars	Amounts (in Rupees)
1	Total Estimated cost of the building / Wing as on 24 th July, 2017 date of Registration is	19,73,92,632/-
2	Cost incurred as on 24 th July, 2017 (based on the Estimated Cost)	3,51,84,035/-
3	Work done in percentage (as percentage of the estimated cost)	17.824%
4	Balance Cost to be incurred (Based on Estimated Cost)	16,22,08,597/-
5	Cost incurred on Additional / Extra Items as on 24 th July, 2017 Not included in the Estimated Cost (Annexure A)	—

TABLE A
Building No.2
Wing "E"

Sr.No.	Particulars	Amounts (in Rupees)
1	Total Estimated cost of the building / Wing as on 24 th July, 2017 date of Registration is	19,73,92,632/-
2	Cost incurred as on 24 th July, 2017 (based on the Estimated Cost)	3,51,84,035/-
3	Work done in percentage (as percentage of the estimated cost)	17.824%
4	Balance Cost to be incurred (Based on Estimated Cost)	16,22,08,597/-
5	Cost incurred on Additional / Extra Items as on 24 th July, 2017 Not included in the Estimated Cost (Annexure A)	—

M. J. S. M.

TABLE A
REHAB No. 3
WING- A

Sr.No.	Particulars	Amounts (In Rupees)
1	Total Estimated cost of the building / Wing as on 24 th July, 2017 date of Registration is	8,02,02,609/-
2	Cost incurred as on 24 th July, 2017 (based on the Estimated Cost)	8,02,02,609/-
3	Work done in percentage (as percentage of the estimated cost)	100%
4	Balance Cost to be incurred (Based on Estimated Cost)	0/-
5	Cost incurred on Additional / Extra items as on 24 th July, 2017 Not included in the Estimated Cost (Annexure A)	—

TABLE A
REHAB No. 3
WING- B

Sr.No.	Particulars	Amounts (In Rupees)
1	Total Estimated cost of the building / Wing as on 24 th July, 2017 date of Registration is	8,02,02,609/-
2	Cost Incurred as on 24 th July, 2017 (based on the Estimated Cost)	8,02,02,609/-
3	Work done in percentage (as percentage of the estimated cost)	100%
4	Balance Cost to be incurred (Based on Estimated Cost)	0/-
5	Cost incurred on Additional / Extra items as on 24 th July, 2017 Not included in the Estimated Cost (Annexure A)	—

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TABLE A
REHAB No. 3
WING- C

Sr.No.	Particulars	Amounts (In Rupees)
1	Total Estimated cost of the building / Wing as on 24 th July, 2017 date of Registration is	8,81,73,825/-
2	Cost incurred as on 24 th July, 2017 (based on the Estimated Cost) by Promoter	8,02,02,609/-
3	Cost incurred till 31 st December 2014 (based on the Estimated Cost) by Co-Promoter	79,71,216/-
4	Work done in percentage (as percentage of the estimated cost)	100%
5	Balance Cost to be incurred (Based on Estimated Cost)	0/-
6	Cost incurred on Additional / Extra items as on 24 th July, 2017 Not included in the Estimated Cost (Annexure A)	—

TABLE A
REHAB No. 4
WING- A

Sr.No.	Particulars	Amounts (In Rupees)
1	Total Estimated cost of the building / Wing as on 24 th July, 2017 date of Registration is	11,10,69,309/-
2	Cost incurred as on 24 th July, 2017 (based on the Estimated Cost)	94,54,080/-
3	Work done in percentage (as percentage of the estimated cost)	8.51%
4	Balance Cost to be incurred (Based on Estimated Cost)	10,16,15,229/-
5	Cost incurred on Additional / Extra items as on 24 th July, 2017 Not included in the Estimated Cost (Annexure A)	—

M. J. P. M.

TABLE A
REHAB No. 4
WING- B

Sr.No.	Particulars	Amounts (in Rupees)
1	Total Estimated cost of the building / Wing as on 24 th July, 2017 date of Registration is	11,10,69,309/-
2	Cost incurred as on 24 th July, 2017 (based on the Estimated Cost)	94,54,080/-
3	Work done in percentage (as percentage of the estimated cost)	8.51%
4	Balance Cost to be incurred (Based on Estimated Cost)	10,16,15,229/-
5	Cost incurred on Additional / Extra items as on 24 th July, 2017 Not included in the Estimated Cost (Annexure A)	—

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TABLE 'B'

Building No.1

(Proposed in Layout but not approved till date)

The Building No. 1 will be constructed by Co-promoter at their Own Cost.

Sr.No.	Particulars	Amounts (in Rupees)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 24 th July, 2017 date of Registration is	8,25,000
2	Cost incurred as on 24 th July, 2017 (based on the Estimated Cost)	NIL
3	Work done in percentage (as percentage of the estimated cost)	NIL
4	Balance Cost to be incurred (Based on Estimated Cost)	8,25,000
5	Cost incurred on Additional / Extra items as on 24 th July, 2017 Not included in the Estimated Cost (Annexure A)	NIL

TABLE 'B'

Building No.2

Wing 'A'

(to be prepared separately for each building/wing of the real estate project)

Sr.No.	Particulars	Amounts (in Rupees)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 24 th July, 2017 date of Registration is	1,52,71,171/-
2	Cost incurred as on 24 th July, 2017 (based on the Estimated Cost)	0.0
3	Work done in percentage (as percentage of the estimated cost)	0%
4	Balance Cost to be incurred (Based on Estimated Cost)	1,52,71,171/-
5	Cost incurred on Additional / Extra items as on 24 th July, 2017 Not included in the Estimated Cost (Annexure A)	N.A.

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TABLE 'B'
Building No.2
Wing 'B'

Sr.No.	Particulars	Amounts (In Rupees)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 24 th July, 2017 date of Registration is	1,52,71,171/-
2	Cost incurred as on 24 th July, 2017 (based on the Estimated Cost)	0.0
3	Work done in percentage (as percentage of the estimated cost)	0%
4	Balance Cost to be incurred (Based on Estimated Cost)	1,52,71,171/-
5	Cost incurred on Additional / Extra items as on 24 th July, 2017 Not included in the Estimated Cost (Annexure A)	N.A.

TABLE 'B'
Building No.2
Wing 'C'

Sr.No.	Particulars	Amounts (In Rupees)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 24 th July, 2017 date of Registration is	1,97,00,452/-
2	Cost incurred as on 24 th July, 2017 (based on the Estimated Cost)	0.0
3	Work done in percentage (as percentage of the estimated cost)	0%
4	Balance Cost to be incurred (Based on Estimated Cost)	1,97,00,452/-
5	Cost incurred on Additional / Extra items as on 24 th July, 2017 Not included in the Estimated Cost (Annexure A)	N.A.

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TABLE 'B'
Building No.2
Wing 'D'

Sr.No.	Particulars	Amounts (in Rupees)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 24 th July, 2017 date of Registration is	1,52,71,171/-
2	Cost incurred as on 24 th July, 2017 (based on the Estimated Cost)	0.0
3	Work done in percentage (as percentage of the estimated cost)	0%
4	Balance Cost to be incurred (Based on Estimated Cost)	1,52,71,171/-
5	Cost incurred on Additional / Extra items as on 24 th July, 2017 Not included in the Estimated Cost (Annexure A)	N.A.

TABLE 'B'
Building No.2
Wing 'E'

Sr.No.	Particulars	Amounts (in Rupees)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 24 th July, 2017 date of Registration is	1,52,71,171/-
2	Cost incurred as on 24 th July, 2017 (based on the Estimated Cost)	0.0
3	Work done in percentage (as percentage of the estimated cost)	0%
4	Balance Cost to be incurred (Based on Estimated Cost)	1,52,71,171/-
5	Cost incurred on Additional / Extra items as on 24 th July, 2017 Not included in the Estimated Cost (Annexure A)	N.A.

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TABLE 'B'
Rehab No.3
WING 'A'

Sr.No.	Particulars	Amounts (in Rupees)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 24 th July, 2017 date of Registration is	42,97,391/-
2	Cost incurred as on 24 th July, 2017 (based on the Estimated Cost)	42,97,391/-
3	Work done in percentage (as percentage of the estimated cost)	100%
4	Balance Cost to be incurred (Based on Estimated Cost)	0/-
5	Cost incurred on Additional / Extra items as on 24 th July, 2017 Not included in the Estimated Cost (Annexure A)	N.A.

TABLE 'B'
Rehab No.3
WING 'B'

Sr.No.	Particulars	Amounts (in Rupees)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 24 th July, 2017 date of Registration is	42,97,391/-
2	Cost incurred as on 24 th July, 2017 (based on the Estimated Cost)	42,97,391/-
3	Work done in percentage (as percentage of the estimated cost)	100%
4	Balance Cost to be incurred (Based on Estimated Cost)	0/-
5	Cost incurred on Additional / Extra items as on 24 th July, 2017 Not included in the Estimated Cost (Annexure A)	N.A.

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TABLE 'B'
Rehab No.3
WING 'C'

Sr.No.	Particulars	Amounts (In Rupees)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 24 th July, 2017 date of Registration is	1,40,97,391/-
2	Cost incurred as on 24 th July, 2017 by Promoter (based on the Estimated Cost)	42,97,391/-
3	Cost incurred till 31 st December 2014 by Co-Promoter (based on the Estimated Cost) to construct Road and Nalla underneath Road which is the part of Layout.	98,00,000/-
4	Work done in percentage (as percentage of the estimated cost)	100%
5	Balance Cost to be incurred (Based on Estimated Cost)	0/-
6	Cost incurred on Additional / Extra items as on 24 th July, 2017 Not included in the Estimated Cost (Annexure A)	N.A.

TABLE 'B'
Rehab No.4
WING 'A'

Sr.No.	Particulars	Amounts (In Rupees)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 24 th July, 2017 date of Registration is	49,30,691/-
2	Cost incurred as on 24 th July, 2017 (based on the Estimated Cost)	NA
3	Work done in percentage (as percentage of the estimated cost)	0%
4	Balance Cost to be incurred (Based on Estimated Cost)	49,30,691 /-
5	Cost incurred on Additional / Extra items as on 24 th July, 2017 Not included in the Estimated Cost (Annexure A)	N.A.

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TABLE 'B'
Rehab No.4
WING 'B'

Sr.No.	Particulars	Amounts (in Rupees)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 24 th July, 2017 date of Registration is	49,30,691/-
2	Cost incurred as on 24 th July, 2017 (based on the Estimated Cost)	NA
3	Work done in percentage (as percentage of the estimated cost)	0%
4	Balance Cost to be incurred (Based on Estimated Cost)	49,30,691 /-
5	Cost incurred on Additional / Extra items as on 24 th July, 2017 Not included in the Estimated Cost (Annexure A)	N.A.

Yours faithfully,



For R.C. Tipnis

Consulting Structural Engineer

M.C.G.M. Regn. No. STR/13

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. 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 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)