

Pramod Kamble

B. E. (Civil), AMIE, C. Engg.

40, SARASWATI, NEAR INNER WHEEL SCHOOL,
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FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date: 24/07/2017

To

SHRINATH DEVELOPERS

Office No. 101, Plot No. 30,
Jeevan Deep Apartment,
Suryodaya Society, S P Mukharji Road
AMBERNATH (E) 421 501.

Subject : Certificate of Percentage of Completion of Construction Work of "ROYAL CASTLE" 4 Nos. of Building, 1,3,4,5 PHASE I of the Project [MahaRERA Registration Number] situated on the Plot bearing Survey No. 82, Hissa No. 3 & \$, Plot A, demarcated by its boundaries (latitude 19.182182 and longitude 73.186344) S. No. 81 to the North, S. No. 83 & P. S. Reservation to the South, 15.00 Mt. Wide DP Road & S. No. 81 to the East, Morivali Pada to the West, of Division KONKAN village Pale, Taluka AMBERNATH, District THANE, PIN-421501. Admeasuring 4926.15 Sq. Mt. out of 14480.00 Sq. Mt., area being developed by M/s SHRINATH DEVELOPERS

Ref: MahaRERA Registration Number _____

Sir,

I **Pramod Kamble** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, "ROYAL CASTLE" 4 Nos. of Building, 1,3,4,5 PHASE I of the Project situated on the Plot bearing Survey No. 82, Hissa No. 3 & \$, Plot A, demarcated by its boundaries (latitude 19.182182 and longitude 73.186344) S. No. 81 to the North, S. No. 83 & P. S. Reservation to the South, 15.00 Mt. Wide DP Road & S. No. 81 to the East, Morivali Pada to the West, of Division KONKAN village Pale, Taluka AMBERNATH, District THANE, PIN-421501. Admeasuring 4926.15 Sq. Mt. out of 14480.00 Sq. Mt., area being developed by M/s SHRINATH DEVELOPERS



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

- (i) **Shri PRAMOD S. KAMBLE** as LICENSED ENGINEER
- (ii) **Shri PRAMOD KAMBLE** as Structural Consultant
- (iii) M/s /Shri / Smt. Not Appointed as MEP Consultant
- (iv) **Shri Manoj Kalvikate** 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 **Shri** ----- quantity Surveyor* 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. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 19,87,00,000.00** (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 **TP, Ambernath Municipal Council, Ambernath** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 12,46,00,000.00** (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 **TP, Ambernath Municipal Council, Ambernath** (planning Authority) is estimated at **Rs. 7,46,00,000.00** 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 called "ROYAL CASTLE " Building No 1

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30/06/2017 date of Registration is	Rs. 8,83,00,000.00
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 3,97,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	@ 45 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,86,00,000.00
5	Cost Incurred on Additional /Extra Items as on 30/06/2017 not included in the Estimated Cost (Annexure A)	Rs. NIL



TABLE B**Building called "ROYAL CASTLE " Building No 1****(to be prepared separately for each Building /Wing 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 30/06/2017 date of Registration is	Rs. 95,00,000.00
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 10,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	10%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 85,00,000.00
5	Cost Incurred on Additional /Extra Items as on 30/06/2017 not included in the Estimated Cost (Annexure A)	Rs. nil



TABLE A

Building called "ROYAL CASTLE " Building No 3

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30/06/2017 date of Registration is	Rs. 2,50,00,000.00
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 2,37,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	@ 95 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 13,00,000.00
5	Cost Incurred on Additional /Extra Items as on 30/06/2017 not included in the Estimated Cost (Annexure A)	Rs. NIL



TABLE B

Building called "ROYAL CASTLE " Building No 3

(to be prepared separately for each Building /Wing 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 30/06/2017 date of Registration is	Rs. 45,00,000.00
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 10,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	@ 25%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 35,00,000.00
5	Cost Incurred on Additional /Extra Items as on 30/06/2017 not included in the Estimated Cost (Annexure A)	Rs. nil



TABLE A

Building called "ROYAL CASTLE " Building No 4

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30/06/2017 date of Registration is	Rs. 2,51,00,000.00
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 2,37,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	@ 95 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 14,00,000.00
5	Cost Incurred on Additional /Extra Items as on 30/06/2017 not included in the Estimated Cost (Annexure A)	Rs. NIL



TABLE B**Building called "ROYAL CASTLE " Building No 4****(to be prepared separately for each Building /Wing 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 30/06/2017 date of Registration is	Rs. 45,00,000.00
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 10,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	@ 25%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 35,00,000.00
5	Cost Incurred on Additional /Extra Items as on 30/06/2017 not included in the Estimated Cost (Annexure A)	Rs. nil



TABLE A

Building called "ROYAL CASTLE " Building No 5

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30/06/2017 date of Registration is	Rs. 3,73,00,000.00
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 3,35,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	@ 90 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 38,00,000.00
5	Cost Incurred on Additional /Extra Items as on 30/06/2017 not included in the Estimated Cost (Annexure A)	Rs. NIL



TABLE B

Building called "ROYAL CASTLE " Building No 5

(to be prepared separately for each Building /Wing 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 30/06/2017 date of Registration is	Rs. 45,00,000.00
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 10,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	@ 25%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 35,00,000.00
5	Cost Incurred on Additional /Extra Items as on 30/06/2017 not included in the Estimated Cost (Annexure A)	Rs. nil

Yours Faithfully



Signature of Engineer

Pramod Kamble

Architect / Engineer

AMC LICENCE No. 62

KDMC LICENCE No. 246

NMMC/TPO/SE/95