

FORM-2
ENGINEER'S CERTIFICATE

Date: 17/07/2017

To,
M/s. Dalal Construction co.
(Mr. NayanDilipDalal)
BadlapurGaon, Badlapur (W)-421 504

Subject: Certificate of Cost Incurred for Development of project "Motiram Puram" for Construction work of Two No. of building A & B Wing(TYPE) of the Project "Motiram Puram" (MahaRERA Registration Number)situated on the Plot bearing Survey no.183 H. No.9 & 184 H.No.2A demarcated by its boundaries (latitude and longitude of the end points) S. No.183, H.No.1to the North, 18 MTR. D.P. Road, to the South,S. No. 183, H. No. 4,5,6 to the East, S. No.184, H.No.2 Part to the West, of Division Konkan, village Badlapur, taluka Ambernath, District Thane, PIN 421503, admeasuring 4018.50 Sq.mtrs. area being developed by M/s. Dalal Construction co.

Ref: MahaRERA Registration Number _____

Sir,

I **ATUL V. KUDTARKAR** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being A & B Wing(TYPE) Buildingthe project, "Motiram Puram" situated on the plot bearingSurvey no. .183 H. No.9 & 184 H.No.2A of Division Konkan, village Badlapur, taluka Ambernath, District Thane, PIN 421503, admeasuring 4018.50 Sq.mtrs. area being developed by M/s. Dalal Construction co.

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

(i) M/s. M Square as Architect ;

(Mr. Mukeh More, Lic No. CA/2009/45026)

(ii) M/s Atul Kudtarkar & Associates as Structural Consultant

(iii) M/s /Shri / Smt-----as MEP Consultant. (Not Appointed by the Client)

(iv) Shri Satish Jadhav 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 Satish Jadhav 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. Total Estimated Cost of completion of the building(s) of the Wing (TYPE)-A aforesaid project under reference as **Rs .7,33,15,590/-** (Total of Table A and B) & Total Estimated Cost of completion of the building(s) of the Wing (TYPE)-B aforesaid project under reference as **Rs. 5,48,06,593/-** (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 KulgaonBadlapur Municipal Council being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred of the building(s) of the Wing (TYPE)-A till date is calculated at **Rs. 73,07,300/-** (Total of Table A and B) and Estimated Cost Incurred of the building(s) of the Wing (TYPE)-B till date is calculated at **Rs. 9,87,000/-** (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 KulgaonBadlapur Municipal Council (planning Authority) is estimated of the building(s) of the Wing (TYPE)-A is **Rs. 6,60,08,290/-** (Total of Table A and B) and estimated of the building(s) of the Wing (TYPE)-B is **Rs. 5,38,19,593/-** (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 / Wing (Type) A

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30/06/17 date of Registration is	Rs. 6,63,80,331/-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 73,07,300/-
3	Work done in Percentage (as Percentage of the estimated cost)	11 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 5,90,73,031/-
5	Cost Incurred on Additional /Extra Items as on 30/06/2017 not included in the Estimated Cost (Annexure A)	Rs. 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 30/06-2017 date of Registration is	Rs. 69,35,259/-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. NIL/-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.69,35,259/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NIL/-



TABLE A

Building / Wing (Type) B

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30/06/2017 date of Registration is	Rs. 4,96,22,185/-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 9,87,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	2 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,86,35,185/-
5	Cost Incurred on Additional /Extra Items as on 30/06/2017 not included in the Estimated Cost (Annexure A)	Rs. 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 30-06-2017 date of Registration is	Rs.51,84,408/-
2	Cost incurred as on 30-06-2017 (based on the Estimated cost)	Rs.NIL/-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.51,84,408/-
5	Cost Incurred on Additional /Extra Items as on 30/06/2017 not included in the Estimated Cost (Annexure A)	Rs. NIL/-

Yours Faithfully

ATUL KUDTARKAR
STR/K/144



*** 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. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
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)

