

FORM-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

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

Date: 14.07.2017

To,

The

M/s. Venkatesh Constructions,

2, Ruby Apartment, opposite Natraj Studio,

Andheri (E) Mumbai- 400 059

Subject: Certificate of Cost Incurred for Development of JYOTI BREEZE for Construction of 1 building single Wing(s) of the Phase-01 (MaharERA Registration Number) situated on the Plot bearing S.No. 79/3,74/2,75/1 demarcated by its boundaries (latitude and longitude of the end points) Building C6 to the North MAIN ROAD to the South BUILDING C3 to the East BUILDING A2 to the West of Division _____ Village GHODBUNDAR TALUKA MIRA ROAD, DISTRICT THANE PIN NO. 401107 admeasuring 2540.13 sq.mts. area being developed by [Promoter]

Ref: MaharERA Registration Number [APPLIED FOR]

Sir,

We Epicons consultants Pvt. Ltd. have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MaharERA, being one Building(s)/ One Wing(s) of the - Phase-01 situated on the plot bearing S.No. 79/3,74/2,75/1 of Village GHODBUNDAR TALUKA MIRA ROAD, DISTRICT THANE PIN NO. 401107 admeasuring 2540.13 sq.mts. area being developed by [Owner/Promoter]

1. Following technical professionals are appointed by Owner / Promoter—

(i) M/s /Shri/Smt **Mr. Atit Mistry** as L.S. / Architect,

(ii) M/s /Shri/Smt **Epicons Consultants Pvt. Ltd.** as Structural Consultant

(iii) M/s /Shri/Smt _____ as MEP Consultant

(iv) M/s /Shri/Smt **Epicons Consultants Pvt. Ltd.** 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 **M/s. Epicons Consultants Pvt. Ltd.** 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. 11,24,67,824.00** (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 **MIRA BHAYANDER MUNICIPAL CORPORATION** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost incurred till date is calculated at **Rs. 7,91,79,477.50** (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 **MIRA BHAYANDER MUNICIPAL CORPORATION** (planning Authority) is estimated at **Rs. 3,32,88,346.50** (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 Jyoti Breeze)

(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 Rs. _____ as on 14 th July 2017 date of Registration is	Rs. 11,24,67,824.00
2.	Cost incurred as on _____ (based on the Estimated cost)	Rs. 7,91,79,477.50
3.	Work done in Percentage _____ % (as Percentage of the estimated cost)	70.40%
4.	Balance Cost to be incurred Rs. _____ (Based on Estimated Cost)	Rs. 3,32,88,346.50
5.	Cost incurred on Additional /Extra items Rs. _____ as on _____ not included in the Estimated Cost (Annexure A)	NIL

TABLE B

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

Sr. No	Particulars	Amounts
1.	1 Total Estimated cost of the Internal and External Rs. _____ Development Works including amenities and Facilities in the layout as on _____ date of Registration is	Rs. 11,24,67,824.00
2.	Cost incurred as on _____ (based on the Estimated cost)	Rs. 7,91,79,477.50
3.	Work done in Percentage _____ % (as Percentage of the estimated cost)	70.40%
4.	Balance Cost to be incurred Rs. _____ (Based on Estimated Cost)	Rs. 3,32,88,346.50
5.	Cost incurred on Additional /Extra items Rs. _____ as on _____ not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully,

Signature of Engineer

P.P. Pandey

B.E Civil 1982 (E.N. NO. 11607)



* 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 parts of the original Estimate of Total Cost)

FORM-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

[To be submitted at the time of Registration of On-going Project and for withdrawal of Money from Designated Account- Project wise]

Date: 14.07.2017

To,

The

M/s. Venkatesh Constructions,

Z, Ruby Apartment, opposite Natraj Studio,

Andheri (E) Mumbai- 400 089.

Subject: Certificate of Cost Incurred for Development of JYOTI BREEZE for Construction of 1 building single Wing(s) of the Phase-02 (MaharERA Registration Number) situated on the Plot bearing S.No. 79/3,74/2,75/1 demarcated by its boundaries (latitude and longitude of the end points) Building C6 to the North MAIN ROAD to the South BUILDING C3 to the East BUILDING A2 to the West of Division _____ Village GHODBUNDAR TALUKA MIRA ROAD, DISTRICT THANE PIN NO. 401107 admeasuring 2500.00 sq.mts. Approximately area being developed by [Promoter]

Ref: MaharERA Registration Number (APPLIED FOR)

Sir,

We Epicons consultants Pvt. Ltd. have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MaharERA, being one Building(s)/ One Wing(s) of the - Phase-02 situated on the plot bearing S.No. 79/3,74/2,75/1 of Village GHODBUNDAR TALUKA MIRA ROAD, DISTRICT THANE PIN NO. 401107 admeasuring 2500.00 sq.mts. Approximately area being developed by [Owner/Promoter]

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

(i) M/s /Shri/Smt Mr. Atit Mistry as L.S. / Architect;

(ii) M/s /Shri/Smt Epicons Consultants Pvt. Ltd. as Structural Consultant

(iii) M/s /Shri/Smt _____ as MEP Consultant

(iv) M/s /Shri/Smt Epicons Consultants Pvt. Ltd. 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 M/s. Epicons Consultants Pvt. Ltd quantify 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. 7,08,65,360.00 (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 MIRA BHAYANDER MUNICIPAL CORPORATION being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 0.00 (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 MIRA BHAYANDER MUNICIPAL CORPORATION (planning Authority) is estimated at Rs. 7,08,65,360.00 (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 Jyoti Breeze – PHASE II

(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 Rs. as on 14 th July 2017 date of Registration is	Rs. 7,08,65,360.00
2.	Cost incurred as on _____ (Based on the Estimated cost)	Rs. 0.00
3.	Work done in Percentage _____ % (as Percentage of the estimated cost)	0.00%
4.	Balance Cost to be incurred Rs. (Based on Estimated Cost)	Rs. 7,08,65,360.00
5.	Cost Incurred on Additional /Extra items Rs. as on _____ not included in the Estimated Cost (Annexure A)	NIL

TABLE B

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

Sr. No	Particulars	Amounts
1.	1. Total Estimated cost of the Internal and External Rs. _____ Development Works including amenities and Facilities in the layout as on _____ date of Registration is	Rs. 7,08,65,360.00
2.	Cost incurred as on _____ (based on the Estimated cost)	Rs. 0.00
3.	Work done in Percentage _____ % (as Percentage of the estimated cost)	0.00%
4.	Balance Cost to be incurred Rs. (Based on Estimated Cost)	Rs. 7,08,65,360.00
5.	Cost Incurred on Additional /Extra items Rs. as on _____ not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully,

Signature of Engineer

P.P. Pandey

B.E Civil 1982 (E.N. NO. 11607)



*** 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 parts of the original Estimate of Total Cost)